



Solicitors & Estate Agents











Offers Over

£385,000

16/5 Geissler Drive

The Shore | Edinburgh | EH6 6AP

A fantastic opportunity has arisen to purchase this impressive three bedroom second floor flat, forming part of an award winning new build development by Cala Homes in the fashionable Shore district. Presented to the market in true move in condition, the property offers bright, well proportioned accommodation along with a private south west facing balcony, and the added convenience of an allocated parking space. Ideally positioned close to an excellent range of amenities, this superb home is sure to appeal to professionals and growing families alike.

-  3 bedrooms
-  1 public room
-  2 bathrooms
-  Private balcony
-  Allocated parking space
-  Lift
-  EPC rating – B
-  Council tax band - F



Description

The accommodation which can be accessed via the secure communal stairs or lift, briefly comprises; welcoming entrance hallway with three storage cupboards and video entryphone, generous lounge/dining room with doors to the balcony - offering a perfect place to relax and dine in the warmer months, stylish fitted kitchen with a range of wall and base units with co-ordinated worktops and integrated appliances, principal bedroom with a built in wardrobe and en-suite shower room, two further double bedrooms with built in wardrobes, and a contemporary bathroom with a crisp white suite, heated towel rail, and shower over the bath. The property further benefits from gas central heating, double glazing, and full length windows allowing for plenty of natural light.



Extras

Included in the sale will be the induction hob and electric oven, and integrated fridge/freezer, washing machine and dishwasher.

Gardens and Parking

There are beautifully maintained communal garden grounds with benches for residents to enjoy, and the property has the fantastic benefit of an allocated parking space outside the building.

Factoring

The communal areas and garden grounds are maintained by Ross & Liddell at cost of approximately £1,100 per annum and this includes buildings insurance.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

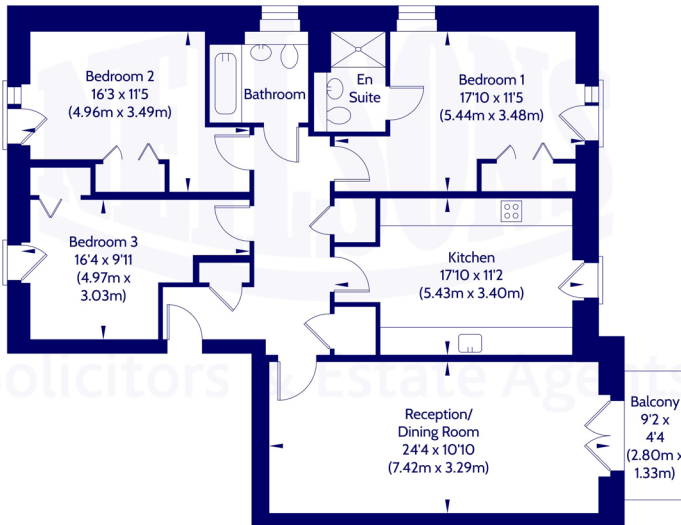
The vibrant and cosmopolitan Shore area of Edinburgh is a much sought after and established neighbourhood, steeped in history but offering all modern conveniences including excellent transport links. The area is famous for its superb array of bars and restaurants which are all within convenient walking distance of this property. A wealth of local shops & services are close at hand, as well as the Ocean Terminal shopping centre which also houses a multiscreen cinema and a large Pure Gym. There are a fantastic range of leisure opportunities in the surrounding area including Leith Links and The Water of Leith Walkway, which also connects swiftly to the cycle-path network providing convenient access throughout the city. Excellent local bus and tram services provide easy access to the city centre, Edinburgh Airport, and surrounding areas.





Approx. Gross Internal Floor Area 107 Sq M / 1154 Sq Ft.

2nd Floor



All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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