



6/3 Giles Street, Leith, EH6 6DA
Offers over £205,000



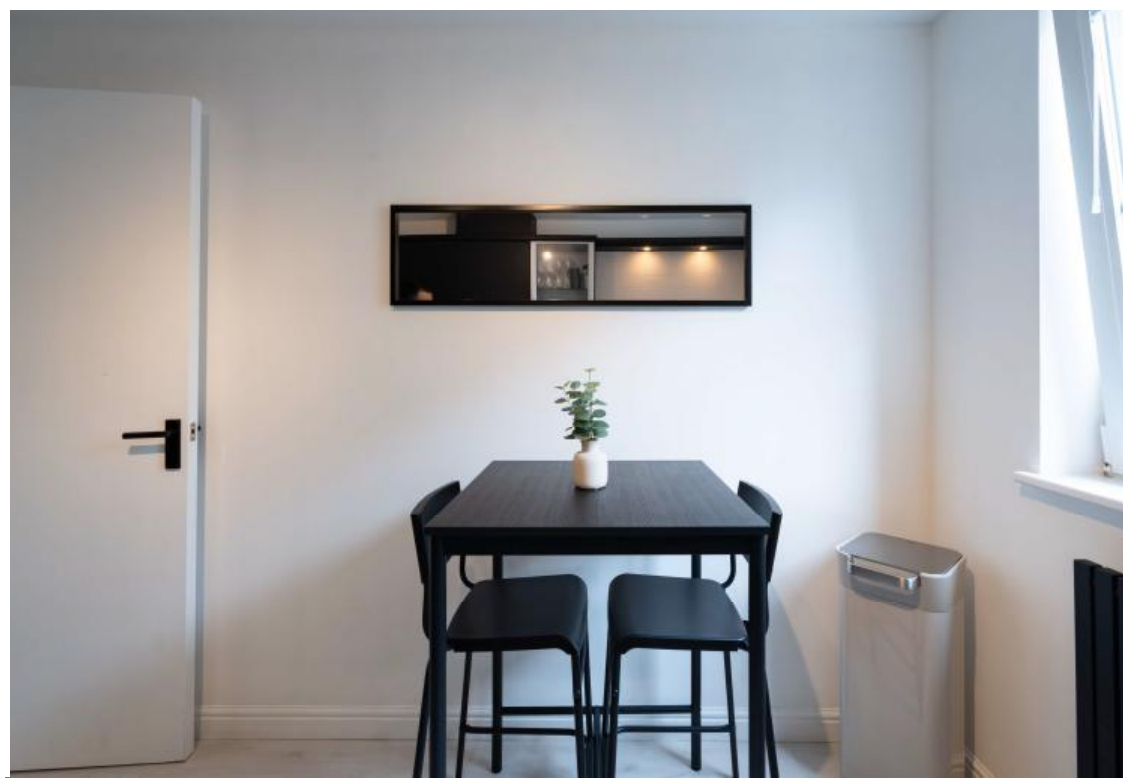


This immaculate ground-floor flat on Giles Street is ideally located just a stone's throw from the Shore in Leith. Upon entering the property, you are welcomed by a bright and spacious hallway that creates an inviting first impression and provides access to all rooms.

The living room is generously proportioned and filled with natural light, offering a comfortable and versatile space for both relaxing and entertaining.

The separate kitchen is well-sized and thoughtfully laid out, featuring ample worktop space and storage, making it ideal for everyday cooking and dining.





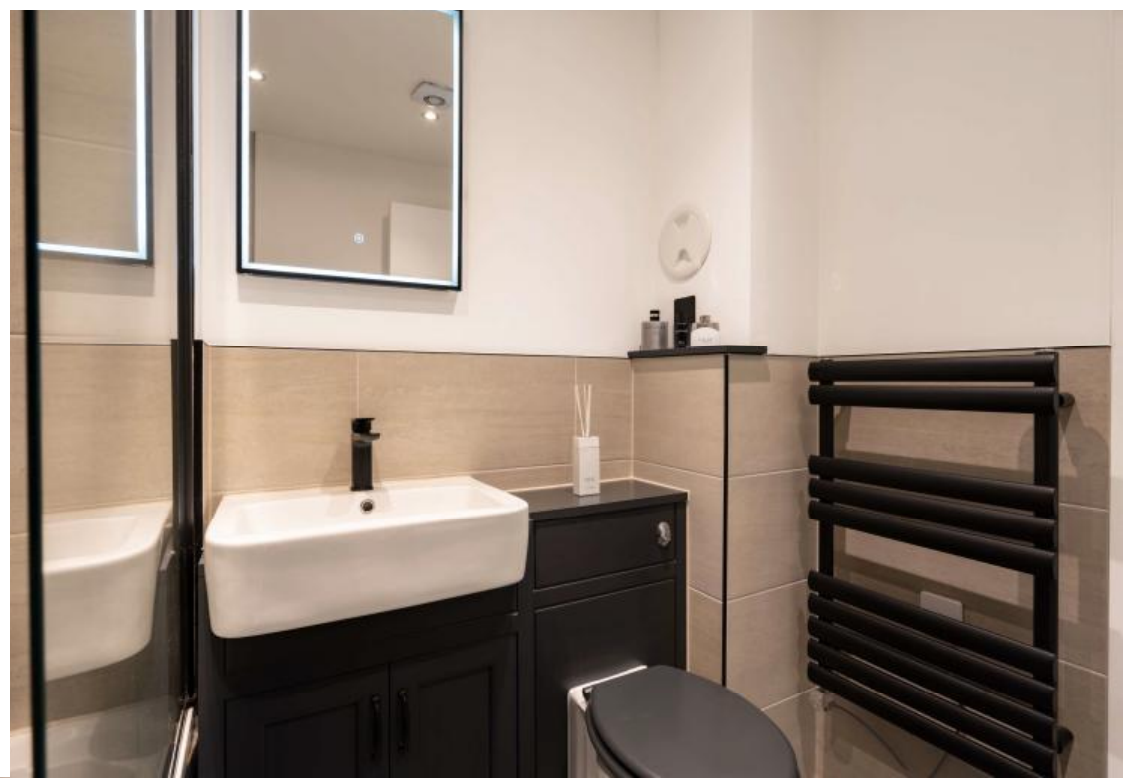


The property benefits from two spacious double bedrooms, both offering excellent accommodation and flexibility for a variety of living arrangements.

Completing the home is a modern three-piece bathroom, finished to a high standard with contemporary fittings and a stylish finish throughout.

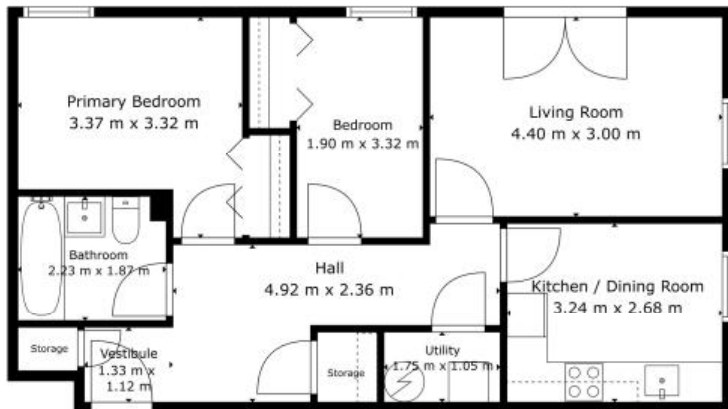
Further benefits include ample parking and an enviable location on Giles Street, just a stone's throw from the Shore in Leith.







63 Giles Street
Edinburgh, Leith, EH6 6DJ
Approx. Gross Internal Area:
856.599 Sq Ft (61 Sq M)
For identification purposes only. Not to scale.



The Shore is one of Edinburgh's most desirable waterfront locations, offering a unique blend of historic character, contemporary living, and a vibrant community atmosphere. Set along the picturesque Water of Leith, the area is home to an excellent selection of award-winning restaurants (3 Michelin star restaurants), stylish bars, cafés, and independent boutiques, making it a popular destination for both residents and visitors alike.

The neighbourhood benefits from beautiful waterfront walks, green spaces, and a thriving cultural scene, while excellent public transport links, including the nearby tram network, provide quick and convenient access to Edinburgh city centre, Edinburgh Airport, and beyond. Combining the charm of a historic harbour with the convenience of modern amenities, The Shore continues to be one of the capital's most sought-after places to live.

Get in touch



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Misrepresentations

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.