

7/1, Rennie's Isle,
Edinburgh EH6 6QA







A superb ground floor flat which enjoys stunning views and benefits from an allocated parking space and direct access to a terrace

2 Bed | 1 Bath | 1 Reception

A superb ground floor flat which enjoys stunning views and benefits from an allocated parking space, situated in the sought after Shore area close to excellent amenities. This beautiful property offers a wonderful home which has direct access to an outside terrace where you can sit and enjoy the views. The property has been renovated by the present owner to offer a stylish walk in home, only minutes from the tram stop which provides direct quick and easy access to Edinburgh Airport and the City Centre. In brief the accommodation comprises; hall with good storage, sitting room with corner full length windows providing direct access to the outside space, stylish fully fitted kitchen with integrated appliances and stand alone fridge freezer, two double bedrooms both with built in wardrobes, and modern shower room. The factors for the development are Trinity Factors and the cost is approximately £110 a month which includes buildings insurance.

Features

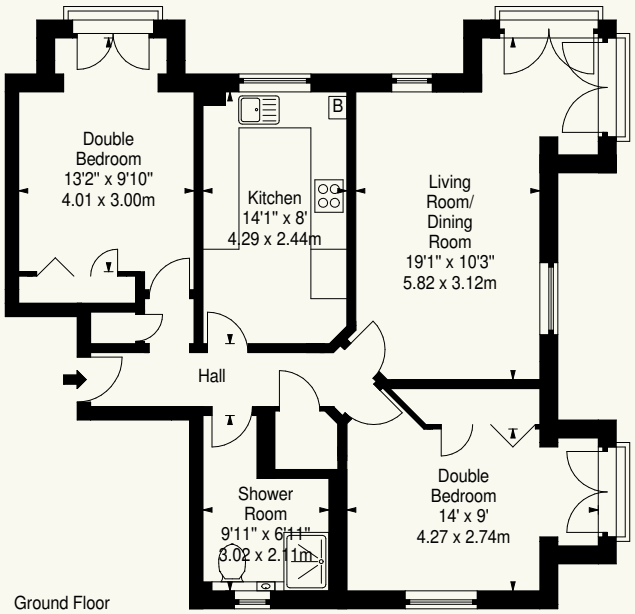
- Secure entry phone system
- Hall with good storage
- Sitting room with corner window
- Stylish fully fitted kitchen
- Two double bedrooms
- Modern shower room
- Gas central heating
- Double glazing
- Allocated parking space
- EPC Rating C

Fixed Price £280,000

Rennies Isle,
Edinburgh, EH6 6QA

SquareFoot

Approx. Gross Internal Area
750 Sq Ft - 69.68 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor







Leith, a historic port and once a separate Burgh, is now very much a vibrant and fashionable area of the city with a distinctly cosmopolitan ambience. Home to The Royal Yacht Britannia, there is a wonderful variety of trendy restaurants (including three Michelin starred restaurants), galleries, bars and bistros, all within walking distance. Leith Walk offers an eclectic mix of small speciality shops as well as a large branch of Tesco and Leith Farmers' Market (every Saturday) is the perfect place to pick up fresh local produce. In addition, the Ocean Terminal Shopping Mall plays host to a multi screen cinema, a 24 hour gym and several popular eateries. There is a 24 hour Asda at nearby Newhaven, where there is also a pretty little harbour and a David Lloyd Leisure Centre. There are also various local access points to the city's cycle path network and the Water of Leith walkway. Princes Street and the city centre are readily accessible via regular public transport services which also serve many other parts of the city. The new tram stop at the Shore offers direct, quick and easy access to Edinburgh Airport.

FOR VIEWING:

By appointment only

Contact Lindsays on:

0131 229 4040 edinburghproperty@lindsays.co.uk property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.