



2/9, Giles Street, Edinburgh, EH6 6DJ

Well-Presented and Spacious, Two-Bedroom, Third-Floor Flat

Up to date price and viewing info at mov8realestate.com/property

espc rightmove  **Zoopla**
find your happy

Property Description

Light, well-presented and spacious, two-bedroom, third-floor flat forming part of converted historic listed building. Located near the harbour waterside, in the heart of The Shore area of Leith, north of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, two double bedrooms, and a family bathroom.

With a view of Arthur's Seat, a south-westerly facing corner aspect providing superb natural light, and generous room sizes. Features include a fitted kitchen with appliances, contemporary flooring, electric heating, and sash and case windows.

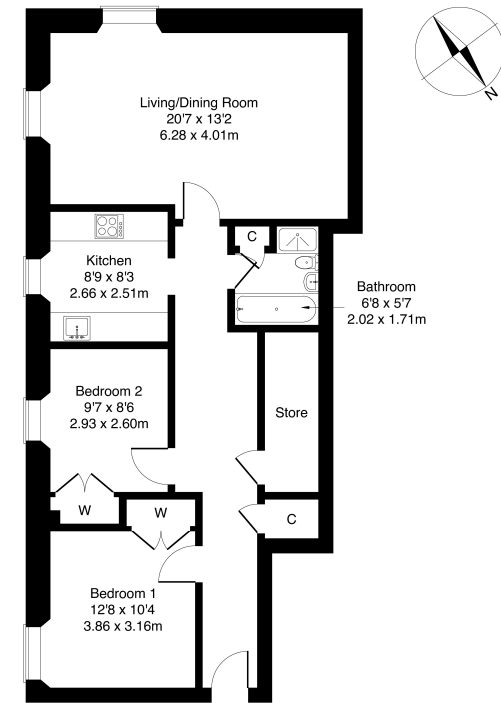
In addition, there is electric heating, good storage including bedroom wardrobes and a walk-in store. The development retains charming period details internally and externally, a secure entry system, and an enclosed cobbled residential car park.

A welcoming entrance hall leads into the property, providing access to all rooms and creating a seamless, practical layout. The spacious living room is finished with carpeted flooring, creating a warm and comfortable atmosphere, while large windows allow an abundance of natural light to fill the space. The hallway also benefits from a generous storage cupboard, offering excellent additional storage. The kitchen has been finished with tiled effect flooring, granite effect countertops with a tiled effect splashback, integrated double oven and electric hob with canopy above, along with space for three additional appliances.

Positioned towards the front of the property, the bedrooms are finished with carpeted flooring and light, tasteful décor throughout, with built-in wardrobes providing further convenient storage. Completing the property is the family bathroom, fitted with a three-piece suite and an electric shower over the bath.

omov⁸ REAL ESTATE
Estate Agents and Auctioneers

2/9 Giles Street, Edinburgh, EH6 6DJ



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

The Shore is a fashionable and vibrant area located north of Edinburgh city centre, combining historic charm with modern developments. It is renowned for its exceptional selection of local artisan shops and eateries, including several Michelin-starred restaurants. Extensive shopping opportunities are found throughout Leith, with Great Junction Street and the foot of Leith Walk nearby, along with numerous supermarkets. The area hosts weekly markets that showcase local food stalls and

independent retailers. For broader retail and leisure options, the Ocean Terminal complex offers major high-street outlets, a multi-screen cinema, a gym, a spa, and a variety of restaurants. Scenic walks and cycle routes run along the Newhaven shore and the Water of Leith, while Leith Links park provides spacious green areas. Excellent transport connections include frequent services to the city centre and beyond, supported by the new tram extension reaching Newhaven.





Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.