10/17 Giles Street

Leith, EDINBURGH, EH6 6DA

VMH ESTATE AGENTS

Bright 2-bed duplex flat in Leith with stunning views, close to The Shore and residents permit parking.

- Open plan sitting room/kitchen
- Principal bedroom with en suite
- 2nd double bedroom
- Bathroom with 3 piece suite
- Views of Calton Hill & Arthur's Seat
- Secure entryphone system
- Excellent location close to The Shore
- Residents permit parking
- Lift access to 4th floor
- Electric heating & double glazing

Offers Over:

£225,000

B C Freehold

Further information can be found in the home report.

vmh.co.uk

About the Property

Accessed via the fourth floor of a modern development, this impressive two-bedroom top floor flat offers bright and spacious accommodation arranged entirely on the fifth floor, with attractive views towards Arthur's Seat and Calton Hill.

Ideally situated in the heart of Leith, just a stone's throw from the vibrant bars, restaurants and cafés at The Shore, the property combines well-proportioned living space with an excellent location. Further benefits include a secure entryphone system and residents' permit parking.

Please note: The lift serves the fourth floor only, with internal stairs leading to the fifth-floor accommodation.

Extras

To include all fitted carpets, curtains curtain rails & blinds, integrated washing machine, fridge/freezer, oven & hob.

Location

Leith is a buzzing port district, just two miles northeast of the city centre. This historic and vibrant district is characterised by an eclectic mix of bars, cafés and restaurants. It incorporates the Shore area, a cosmopolitan waterfront with an array of pubs and restaurants, including award-winning restaurants and the Royal Yacht Britannia. There are plenty of shopping facilities in the immediate area and further amenities are easily accessible at Ocean Terminal shopping centre, with a wide range of high street stores, family restaurants, a 24-hour gym and a multiplex cinema. For recreational facilities, the tranquil green spaces of Leith Links and Claremont Park are close by while Leith Victoria Swim Centre provides indoor sport and leisure facilities including a pool, fitness studios and a gym. An efficient bus and tram service run to and from the city centre and there are good road links to all major motorway networks. The Edinburgh tram line provides a direct connection through the city centre to Edinburgh airport.

Management

The development is currently factored by James Gibb at a cost of approximately £300 per quarter. This cost includes, maintenance of the communal spaces, lift maintenance & residents permit parking.

Floor Plan

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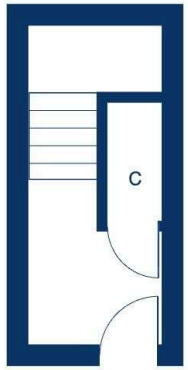
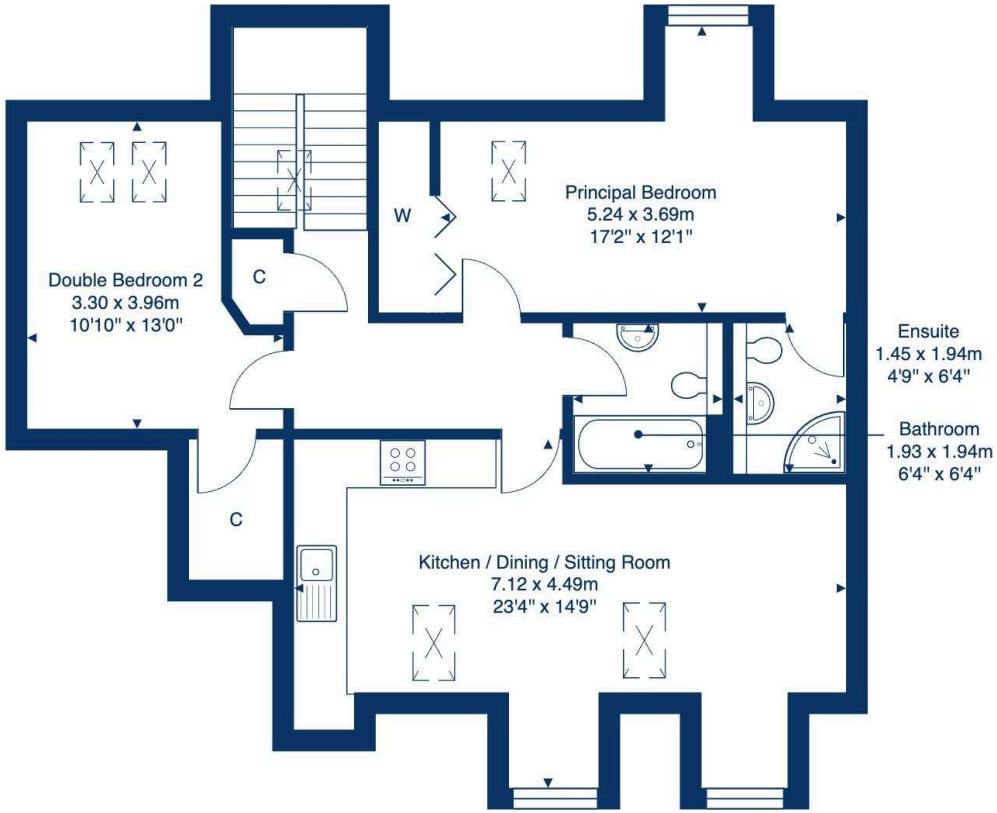


Fourth Floor



Fifth Floor

Total Area: 82.5 m² ... 888 ft²

All measurements are approximate and for display purposes only.

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