



Solicitors & Estate Agents



Offers Over

£550,000

5/9 Rennie's Isle

The Shore | Edinburgh | EH6 6QA

An exceptional opportunity has arisen to acquire this stunning three-bedroom duplex penthouse, ideally positioned within the cosmopolitan Shore area of Edinburgh. Boasting breathtaking panoramic views across the capital's iconic skyline and the Firth of Forth, together with an impressive array of outdoor spaces, stylish contemporary interiors and high-end finishes, this remarkable property offers luxurious and versatile accommodation. Excellent local amenities, popular bars and restaurants, and convenient transport links are all close at hand, making this a superb purchase for professionals, couples and those seeking a distinctive city home.

 3 bedrooms

 2 public rooms

 3 bathrooms

3 private balconies

 Allocated parking

 Passenger lift

 EPC Band - C

 Council Tax Band - G

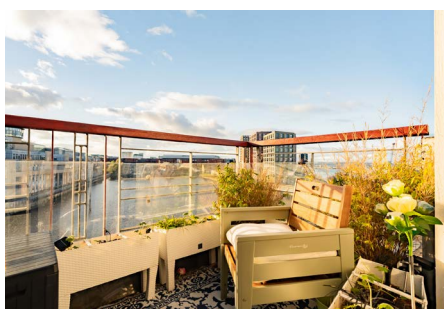
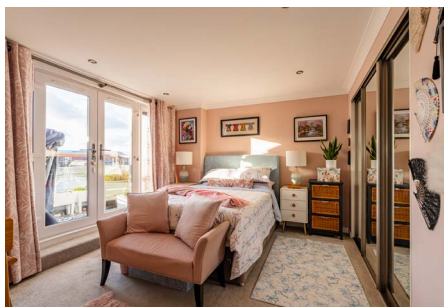


Description

A welcoming entrance hallway provides access to the accommodation and benefits from useful integrated storage provisions. A Ramsay ladder provides access to a partially floored attic, offering additional storage space. The magnificent open-plan lounge, kitchen and dining area is a real highlight, enjoying a triple aspect outlook and spectacular panoramic views towards Edinburgh Castle, Arthur's Seat and beyond. A wraparound balcony provides the perfect vantage point from which to appreciate the impressive surroundings. An elegant spiral staircase creates a striking focal point while leading to the upper level. The stylish, high-end Ashley Ann kitchen is fitted with a range of integrated appliances and features a bespoke breakfast bar, partially panelled splashback and mood-setting under-unit lighting. A separate larder cupboard provides excellent additional storage. The generous principal bedroom is a spacious double room featuring integrated triple wardrobes with mirrored doors and access to its own private west-facing terrace, offering a lovely spot to enjoy the afternoon and evening sunshine. The contemporary en-suite shower room is finished to an excellent standard, featuring a walk-in rainfall shower, fully tiled walls, heated towel rail and underfloor heating. Bedroom two is another comfortable double room, benefiting from integrated wardrobes and ample space for additional freestanding furniture. It also enjoys its own stylish en-suite shower room, fitted with a walk-in rainfall shower, fully tiled surround, heated towel rail and underfloor heating. Bedroom three is a good-sized double room featuring twin windows and further attractive views. This versatile space could also be utilised as a guest bedroom, dressing room or home office, depending on individual requirements. The main bathroom continues the contemporary finish, featuring a spa bath and separate walk-in shower, together with a fully tiled surround, heated towel rail, underfloor heating and LED mirror recessed cabinet. The mezzanine level completes the internal accommodation and provides a truly impressive additional living space. Enjoying further striking views across Edinburgh, this versatile area features another wraparound balcony and a distinctive curved cedar feature ceiling. Offering fantastic flexibility for use as an additional reception room, study or relaxing retreat, this is a particularly memorable feature of the property.

Further benefits include gas central heating, double glazing, a secure door entry system and passenger lift access. The property is the only flat on its level, offering an added sense of privacy.

The development is factored at approximately £2,000 – £2,500 per annum, payable every six months.



Gardens & Parking

Externally, the property benefits from one large allocated parking space plus tidy communal grounds that include bin and bicycle stores.

Extras

Selected fixtures and fittings, including; integrated electric hob, oven, steam/hot air oven, fridge, freezer, washing machine, dishwasher, and warmer drawer, freestanding tumble dryer, waste disposal unit and, filter water tap, light fittings, blinds and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

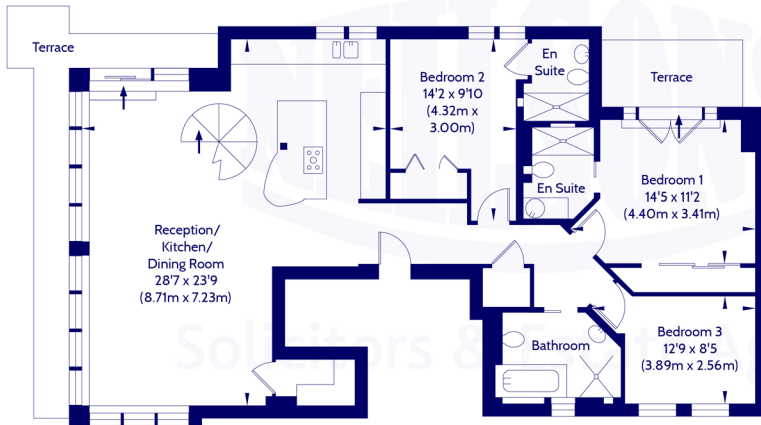
The vibrant and cosmopolitan Shore area of Edinburgh is a much sought after and established neighbourhood, steeped in history but offering all modern conveniences including excellent transport links. The area is famous for its superb array of bars and restaurants which are all within convenient walking 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.



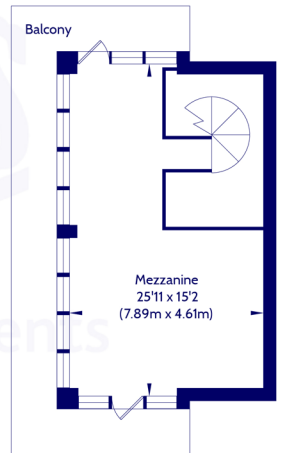


Approx. Gross Internal Floor Area 141 Sq M / 1511 Sq Ft.

5th Floor



6th Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
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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