

DMD | SOLICITORS & ESTATE AGENTS

Flat 14, 67 Giles Street, Edinburgh, EH6 6DD

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Set within the historic former Yardheads School, this beautifully presented first-floor maisonette combines the character of an elegant Victorian building with stylish modern interiors. Situated in the heart of Leith's sought-after Shore area, it offers bright, generously proportioned accommodation, complemented by allocated parking within a gated residents' car park.

The property is well maintained throughout, with a well-appointed kitchen, modern bathroom and stylish shower room. Electric central heating provides additional comfort.

The accommodation comprises:

- Welcoming entrance hall with a useful storage cupboard.
- Generous living room opening through to the kitchen and dining area, creating an inviting space for everyday living and entertaining.
- Modern, fully tiled bathroom.
- Mezzanine-level second bedroom, currently used as a dedicated home office.
- Bright principal bedroom with built-in wardrobes and pleasant views.
- Stylish, fully tiled shower room with a wall-hung wash basin and WC.



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC RATING
E





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Outside and Parking
The property benefits from an allocated parking space and access to visitors' spaces within the gated residents' car park. The shared grounds incorporate an outdoor seating and planting area, together with bin stores and a bicycle shed.

Factor
The development is managed by James Gibb, with factoring charges of approximately £100 per month and a £300 deposit. The charges cover maintenance of the communal areas and grounds, gardening and buildings insurance.

Location
The Shore is one of Edinburgh's most distinctive neighbourhoods, renowned for its waterfront setting and excellent selection of restaurants, cafés, independent shops and traditional pubs. The wider Leith area offers a cosmopolitan atmosphere, a thriving creative community and a broad range of everyday amenities. The Water of Leith provides attractive routes for walking and cycling, while nearby Leith Links offers extensive open green space and sporting facilities. The picturesque harbour at Newhaven is also within easy reach.

Public transport connections are excellent, with regular bus services and nearby tram links providing convenient access to the city centre and Edinburgh Airport.

Extras
The fixed floor coverings, light fittings, curtains and kitchen appliances are included in the sale.

Council tax band - E





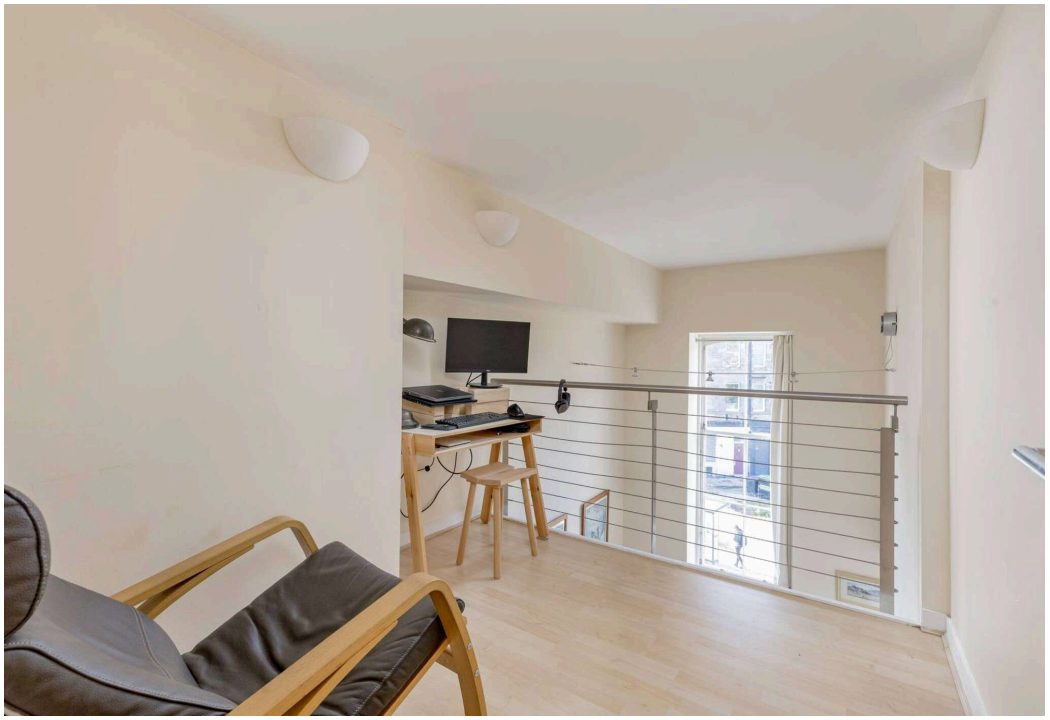


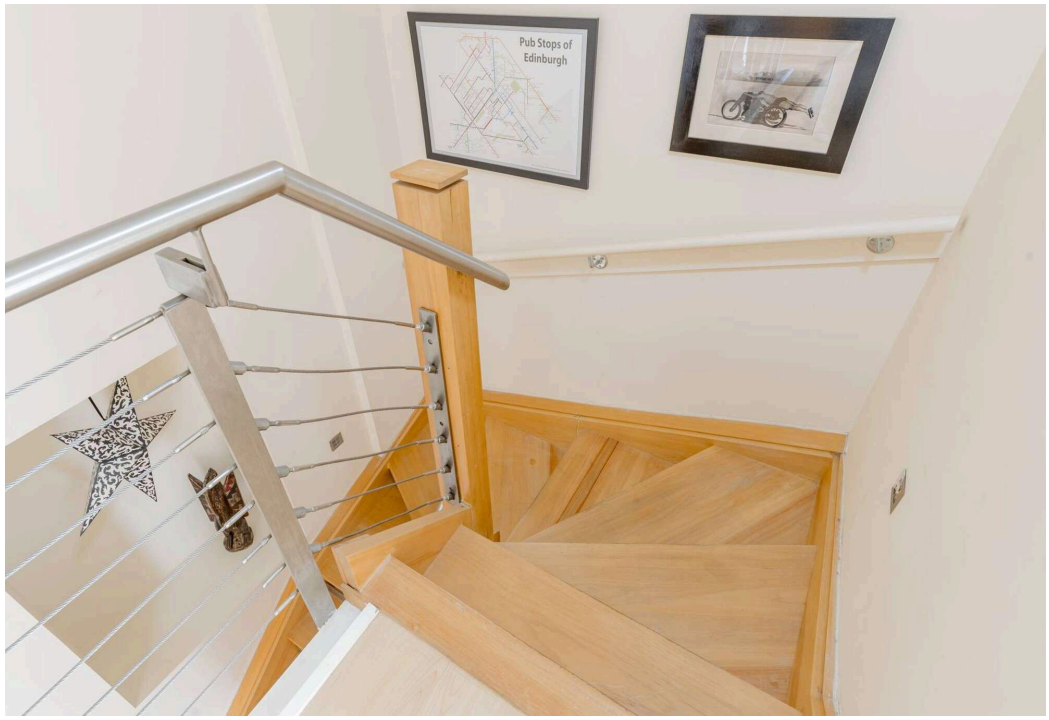











Pub Stops of
Edinburgh

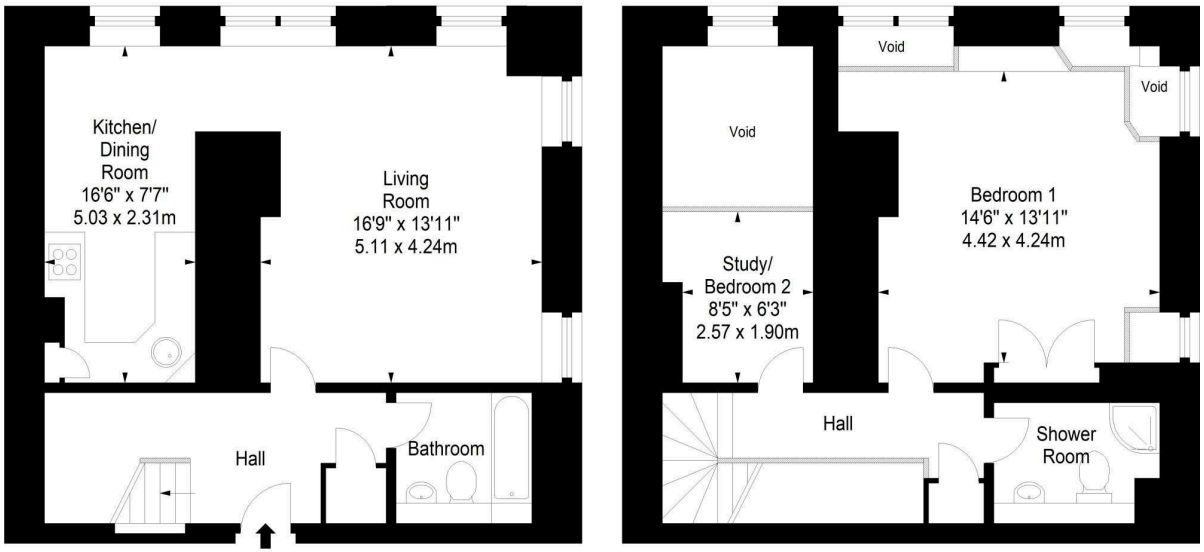




Giles Street,
Edinburgh,
Midlothian, EH6 6DD

SquareFoot

Approx. Gross Internal Area
1071 Sq Ft - 99.50 Sq M
For identification only. Not to scale.
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First Floor

Second Floor

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Offers can be submitted in writing, fax or email:

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