

21/10 Geissler Drive

LEITH | EDINBURGH | EH6 6AN

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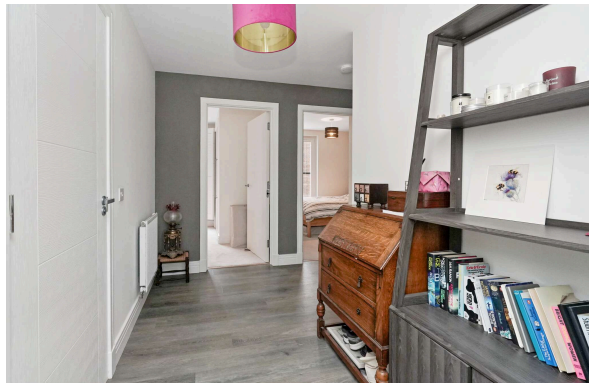
Well presented two bedroom top floor flat, with Juliet balconies and residents car park forming part of a select modern CALA development in the popular Shore area of Edinburgh. This impressive property offers spacious, comfortable and well planned accommodation on one level. The property comprises of a bright living room with leafy outlook, the stylish kitchen is fitted with floor and wall units as well as a range of appliances, entrance hallway with excellent storage, two well proportioned double bedrooms, both with built in wardrobes and the principal bedroom further benefits from an en-suite shower room. completing the accommodation is the contemporary bathroom with shower over the bath and a heated towel rail. The property also benefits from, gas central heating, double glazing, a bike store and residents car park.

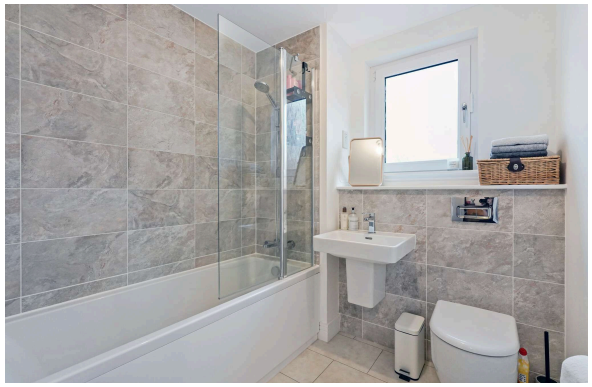
- Stunning two bedroom top floor flat
- Bright living room with Juliet balcony and leafy outlook
- Modern fitted kitchen
- Principal bedroom with fitted storage and en-suite shower room
- Further double bedroom with fitted storage
- Contemporary bathroom with shower over bath
- Gas central heating and double glazing
- Communal landscaped courtyard
- Residents car park

Energy rating B, Council tax band E. Factor is managed by Ross and Liddell and costs around £1,000 per year and includes building insurance.
Extras included in this sale will be light fittings, oven, induction hob, fridge/freezer, washer/drier, dishwasher and shutters from bedrooms and living room.

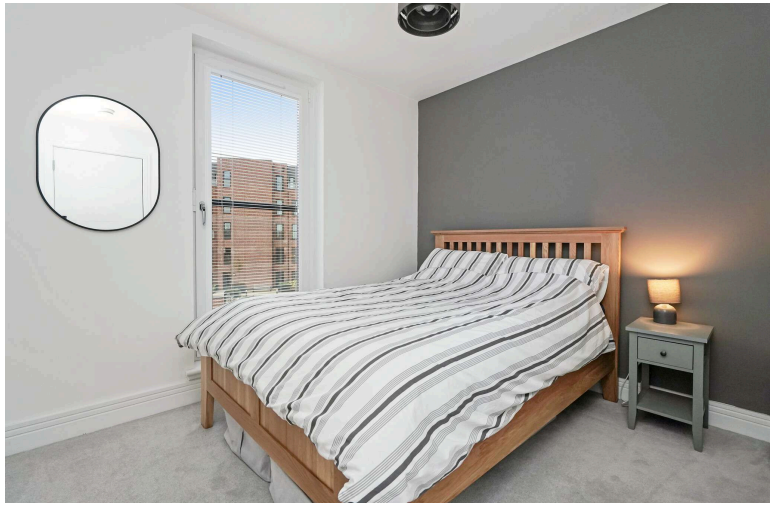
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

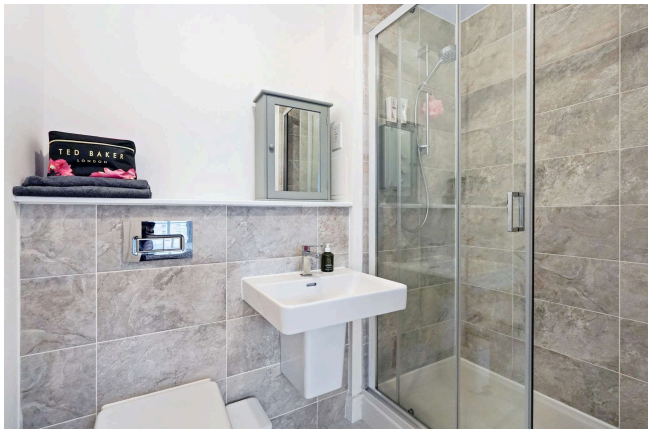






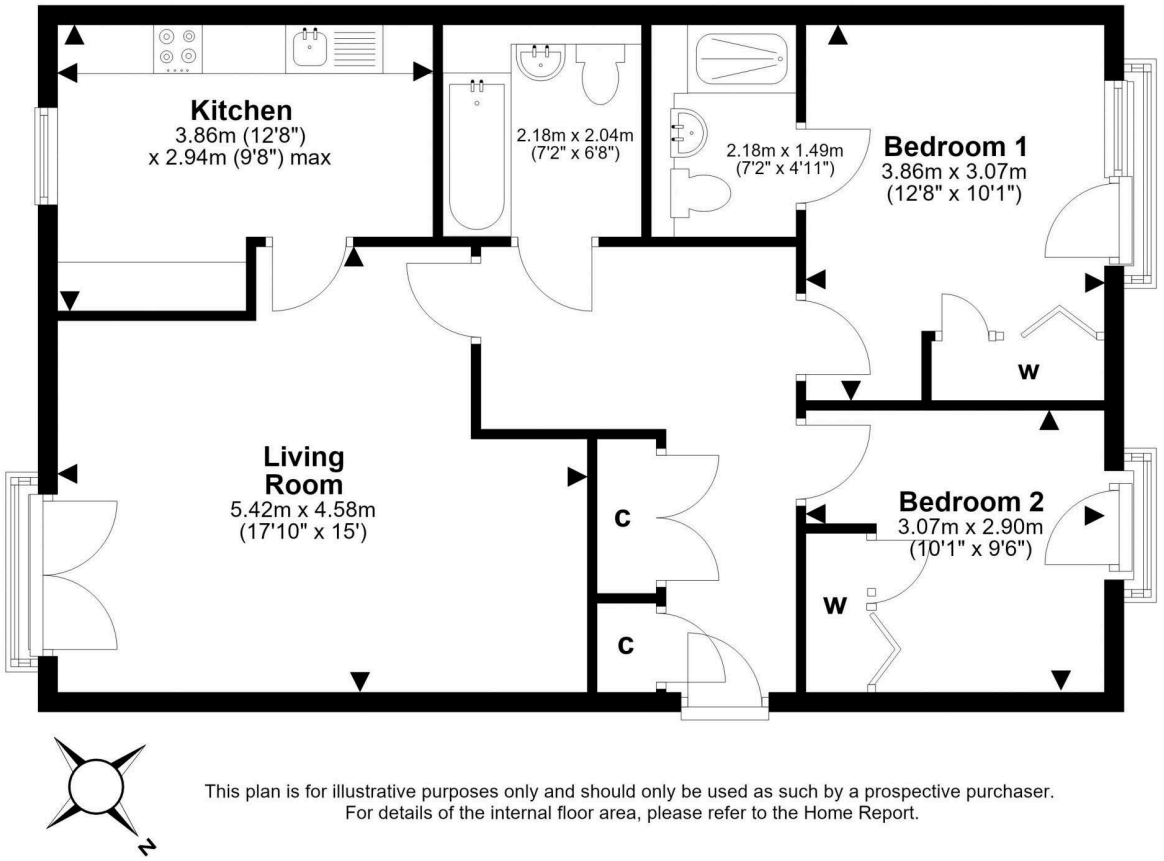
The vibrant area of Leith is highly sought after - in 2023 Time Out listed it as one of the coolest places to live. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafes, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Jazz & Blues Festival, the Leith School of Art, and the Leith Theatre. You will find an exceptional selection of shops, international food stores, supermarkets, street food events and a Farmer's Market. Nearby Ocean Terminal shopping centre is home to a multiscreen cinema, gym, and you'll find outstanding retail and food outlets at St james Quarter. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green space of Leith Links. For the fitness enthusiast, Leith Victoria Swim Centre offers a swimming pool, fitness classes and gym. The area benefits from an excellent transport system with 24-hour buses and a tramline running from Newhaven to Edinburgh Airport.











This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

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