

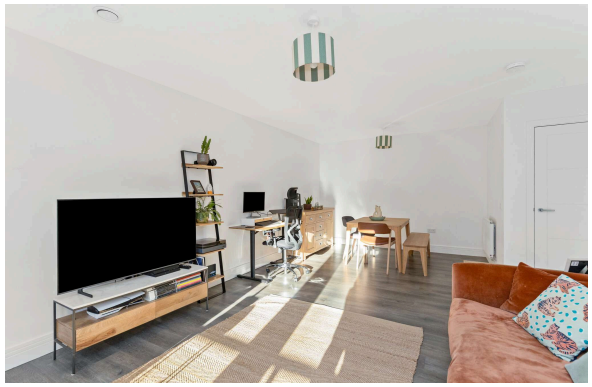
18/3 Geissler Drive

LEITH | EDINBURGH | EH6 6AP

warners
solicitors & estate agents







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Set within a stylish modern development in the heart of Edinburgh's vibrant waterfront district, this beautifully positioned first floor flat offers bright, spacious accommodation, two private balconies and the added benefits of on-street parking , a communal mezzanine terrace, and FTTP broadband.

The accommodation is well proportioned and thoughtfully arranged, with a welcoming entrance hallway providing access to the principal apartments. The generously sized living/dining room offers an excellent space for both everyday relaxation and entertaining, with direct access to a private south facing balcony. The separate kitchen provides a practical space for cooking and food preparation.

There are two comfortable double bedrooms, with the principal bedroom benefiting from its own en-suite shower room. A family bathroom serves the remainder of the accommodation, while useful built-in wardrobes and additional storage cupboards enhance the practicality of the layout.

A particularly appealing feature of this property is the outdoor space, with private balconies to both the front and rear offering opportunities to enjoy fresh air and alfresco relaxation. Residents also benefit from access to a communal terrace, providing further outdoor space in this sought-after waterfront setting.

- Stylish first floor flat in a modern development
- Sought-after location close to The Shore and Ocean Terminal
- Spacious living/dining room and separate kitchen
- Two double bedrooms, principal with en-suite
- Private front and rear balconies plus communal terrace
- On-street parking

Council Tax E and Energy Rating B

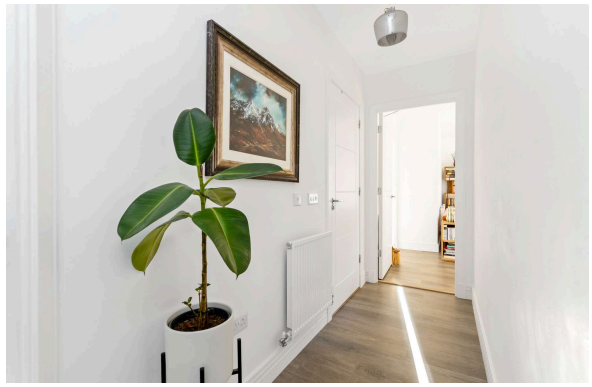
Factor fee is approximately £81.85 per month payable to Ross and Liddle.

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



All fittings, fixtures, and integrated kitchen appliances will be included in the sale. The sale will also include the blinds in the living room and primary bedroom and curtain poles in both bedrooms.

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 options, with tram stops and popular bus routes nearby, making this an ideal home for professionals, couples or those seeking a stylish city base.



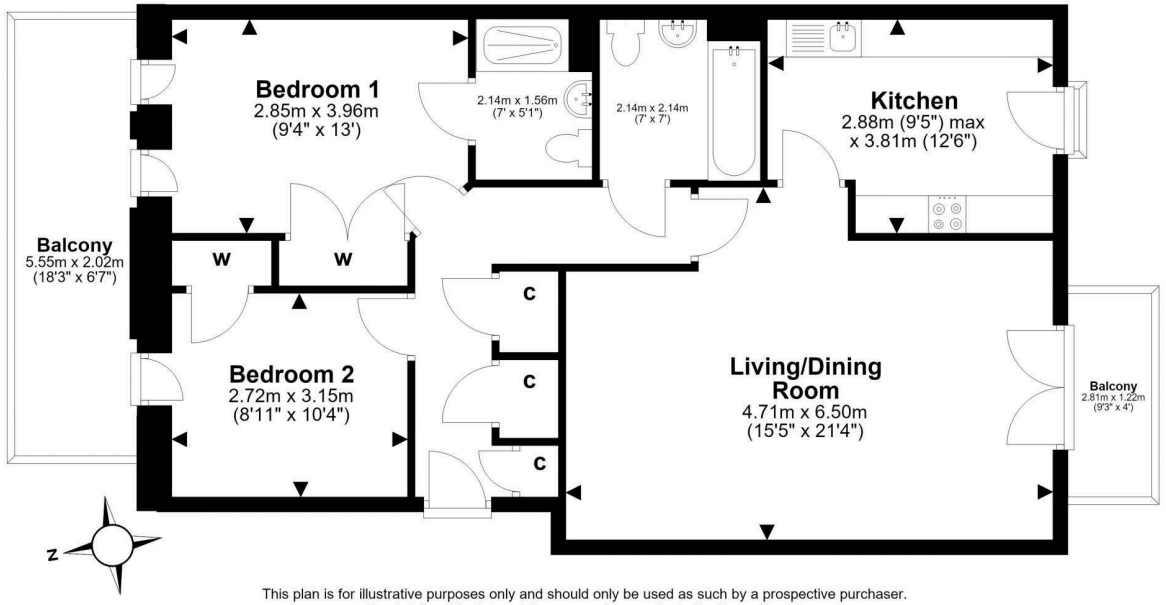












This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

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