



Offers Over  
**£190,000**

## 6/2 Giles Street

Leith | Edinburgh | EH6 6DA

This attractive and spacious ground floor flat, with residents parking to the rear, forms part of a modern block in the ever-popular district of Leith, close to a host of fantastic local amenities and transport links including a nearby tram stop linking the City Centre and Edinburgh Airport.

-  2 bedrooms
-  1 public room
-  2 bathrooms
-  Residents parking to rear
-  EPC rating - D
-  Council tax band – D



## Description

In brief the accommodation comprises; welcoming entrance hallway with built-in storage, light and airy lounge quietly located to the rear, modern fitted breakfasting kitchen with appliances, principal bedroom with en-suite shower room, second good sized double bedroom and bathroom with three-piece suite and shower over bath. Further benefits include electric heating and double glazing.



## Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated oven/hob.

## Parking & Factors

The property benefits from two residents permit parking spaces located to the rear of the building. A factoring fee is made payable to James Gibb for the upkeep of the communal areas and is approximately £100 per month. This includes buildings insurance.

## Viewing

By appointment through Neilsons (0131 625 2222).





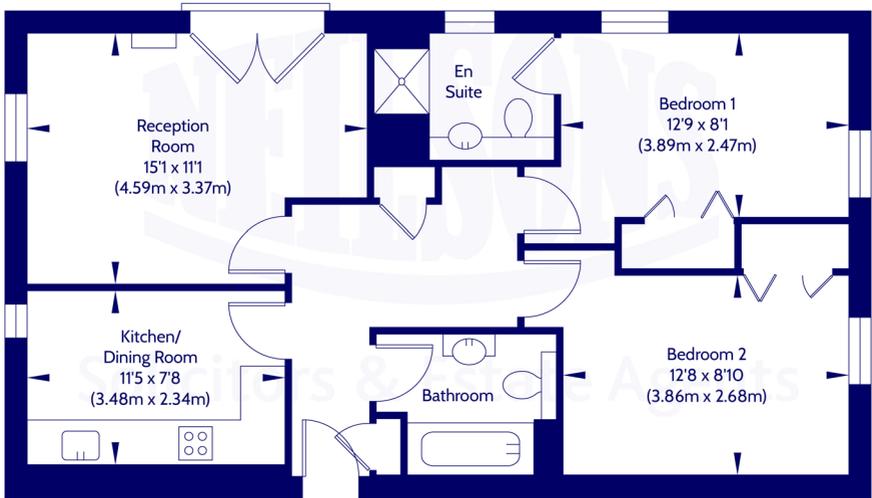
## Location

The property is in the vibrant and sought-after Leith district of Edinburgh and is situated less than two miles from the City Centre, within proximity to Waverly train station and all of Edinburgh's superb shopping facilities, cinemas, theatres, concert halls and restaurants. There are a fantastic range of specialist shops, cafes, restaurants and bars on Leith Walk. Further amenities can be found in the cosmopolitan Shore district which offers a great choice of popular bars and world-renowned restaurants. There are a variety of great outdoor spaces nearby including the wonderful Leith Links, the Water of Leith Walkway, Holyrood Park and Arthur's Seat. There is a regular bus and tram service to the City Centre and surrounding areas and the City-Bypass is easily accessible with links to central Scotland's main motorway network.



Approx. Gross Internal Floor Area 65.26 Sq M / 703 Sq Ft.

Ground Floor



Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.  
All measurements are approximate and include areas under coombed ceilings in finished rooms.  
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents  
Plans by planography.co.uk

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.



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