

# 12/12 Giles Street

THE SHORE, EDINBURGH, EH6 6DA



*Modern, two-bedroom, apartment situated in The Shore. An ideal place for a first-time buyer or sound buy to let investment*



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McEwan Fraser is delighted to present this modern, two-bedroom, apartment situated in The Shore. Surrounded by historic buildings, fantastic restaurants, bars, shops and boasting excellent transport links into the centre, this is an ideal place for a first-time buyer or sound buy to let investment. The property is located on the third floor and enjoys lift access, two parking permits, a bike store, double glazing, and modern electric heating.

# THE LOUNGE



The accommodation has been thoughtfully designed and epitomises the best of modern city living. Internal space is focused on the lounge which is bathed in natural light from French doors opening onto a Juliet balcony. There is plenty of floor space for different furniture configurations meaning the new owner will have plenty of flexibility to create their ideal entertaining space.



# THE KITCHEN



The separate kitchen is adjacent to the lounge and quite generous for a property of this type. A good range of base and wall mounted units give ample prep and storage space and there is a mixture of integrated and free-standing appliances.







The two double bedrooms both enjoy plenty of space for a full suite of bedroom furniture. Bedroom one, the natural master bedroom, includes a large integrated wardrobe. Internal accommodation is completed by the bathroom which is partially tiled and boasts a three-piece suite with shower over bath.

# BEDROOM 1





# BEDROOM 2



# THE BATHROOM





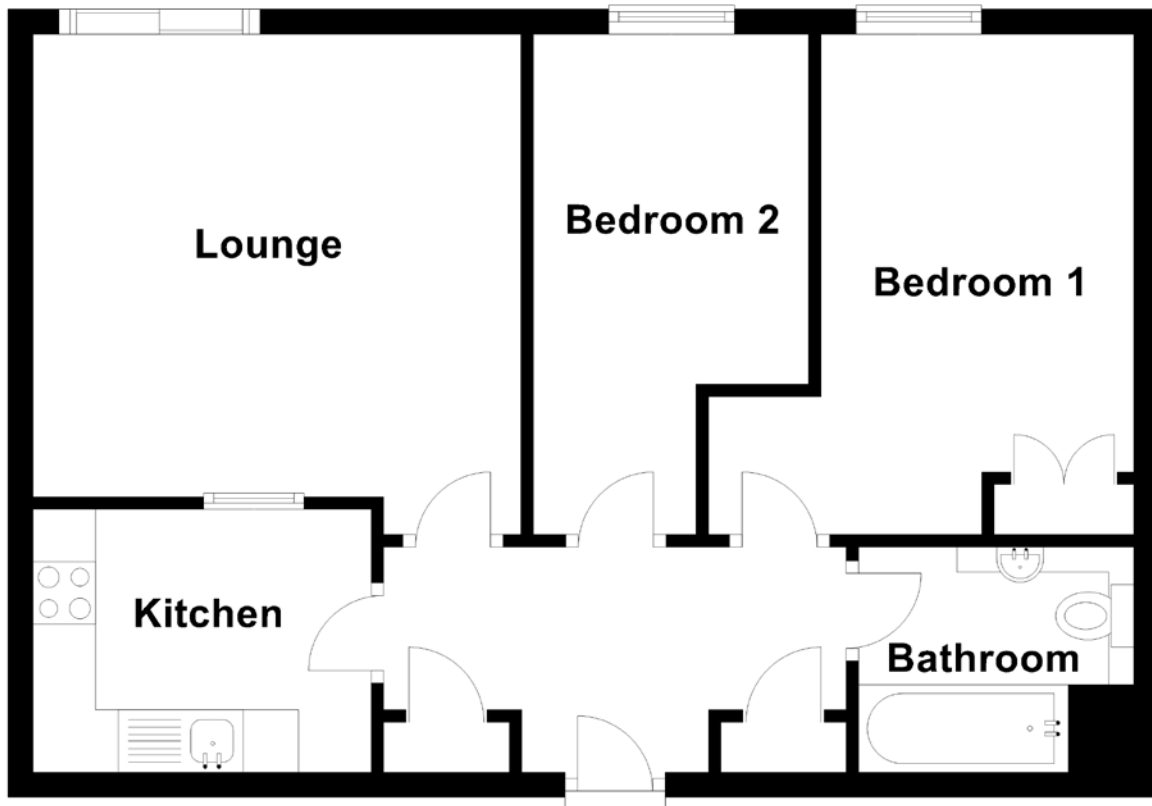
Externally, the building sits in well maintained communal grounds that include a residents car park. While the car park is first come first served, there is an abundance and the property is entitled to two parking permits. The external areas also include bike storage.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

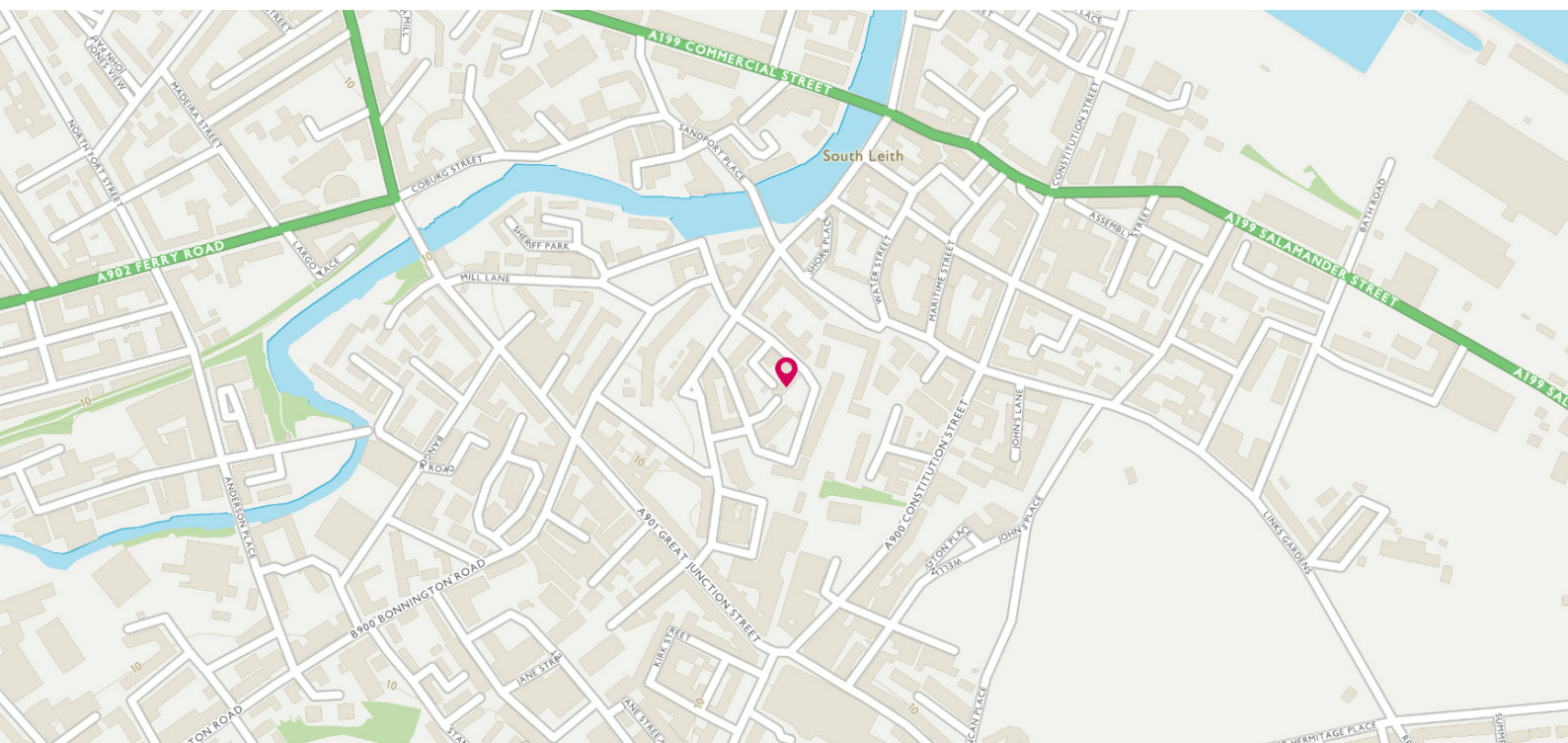


Approximate Dimensions (Taken from the widest point)

Lounge 4.00m (13'1") x 3.90m (12'10")  
 Kitchen 2.70m (8'10") x 2.10m (6'11")  
 Bedroom 1 4.00m (13'1") x 3.40m (11'2")

Bedroom 2 4.00m (13'1") x 2.20m (7'3")  
 Bathroom 2.20m (7'3") x 1.80m (5'11")

Gross internal floor area (m<sup>2</sup>): 56m<sup>2</sup>  
 EPC Rating: B





# THE LOCATION

This property is located on The Shore in the heart of Leith, a vibrant cosmopolitan district set around the mouth of the Water of Leith, which is only a short distance from the city centre.







The property is less than two miles from Princes Street and served by several excellent, frequently running bus services to both the city centre and the airport. In the near future, the tram extension to Leith will be completed giving commuters even more options. The immediate area has an extensive choice of quality eateries, including Michelin-starred restaurants, numerous cafes and several wine bars and the area is well served by major and local supermarkets. There is an extensive shopping centre at Ocean Terminal, with a multiplex cinema, Pure Gym and high street stores. The boutique retail outlets at Commercial Quay are also close by. Fantastic nursery and primary schools are within easy walking distance, as is the Leith Victoria swimming pool and fitness centre.



# McEwan Fraser Legal

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