

17/7 Rennie's Isle

LEITH, EDINBURGH, EH6 6QB



*Beautifully presented two-bedroom flat in
Leith with allocated parking*



0131 524 9797



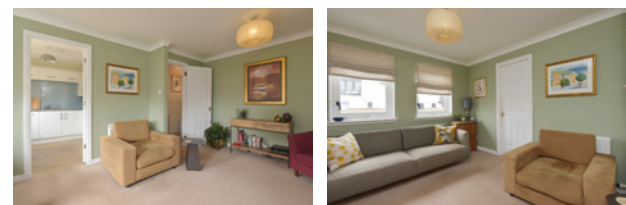
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Welcome to this beautifully appointed two-bedroom flat located in the desirable Rennie's Isle area of Leith. Perfectly blending modern living with comfort, this property is ideal for those looking to settle in a vibrant and well-connected neighbourhood.

THE LIVING ROOM



Upon entering, you are greeted by a spacious entrance hallway, complete with two storage cupboards, providing ample space to keep your home neat and organised. Directly ahead, the living room sits with a bright and airy ambience, courtesy of two large windows. This generously sized room comfortably accommodates a full living room suite, making it an ideal space for relaxation and entertaining.

THE KITCHEN



Off the living room, you'll find a modern kitchen. It features a gas hob, fitted oven, and plenty of worktop space for all your culinary needs. There is also floor space for a dining table. The kitchen is bathed in natural light from its windows, creating a pleasant and inviting environment.





Continuing around the hallway from the living room, you'll discover two double bedrooms, both featuring integrated wardrobe space for ample storage. The second bedroom is currently set up as an office, offering a flexible space that adapts to your needs and benefits from a charming Juliet balcony. Completing the property is a sleek and modern three-piece bathroom suite, designed with contemporary fittings and finishes to provide a luxurious feel.

THE BATHROOM



BEDROOM 1



BEDROOM 2



Additionally, this flat comes with an allocated parking space, adding a layer of convenience for residents.

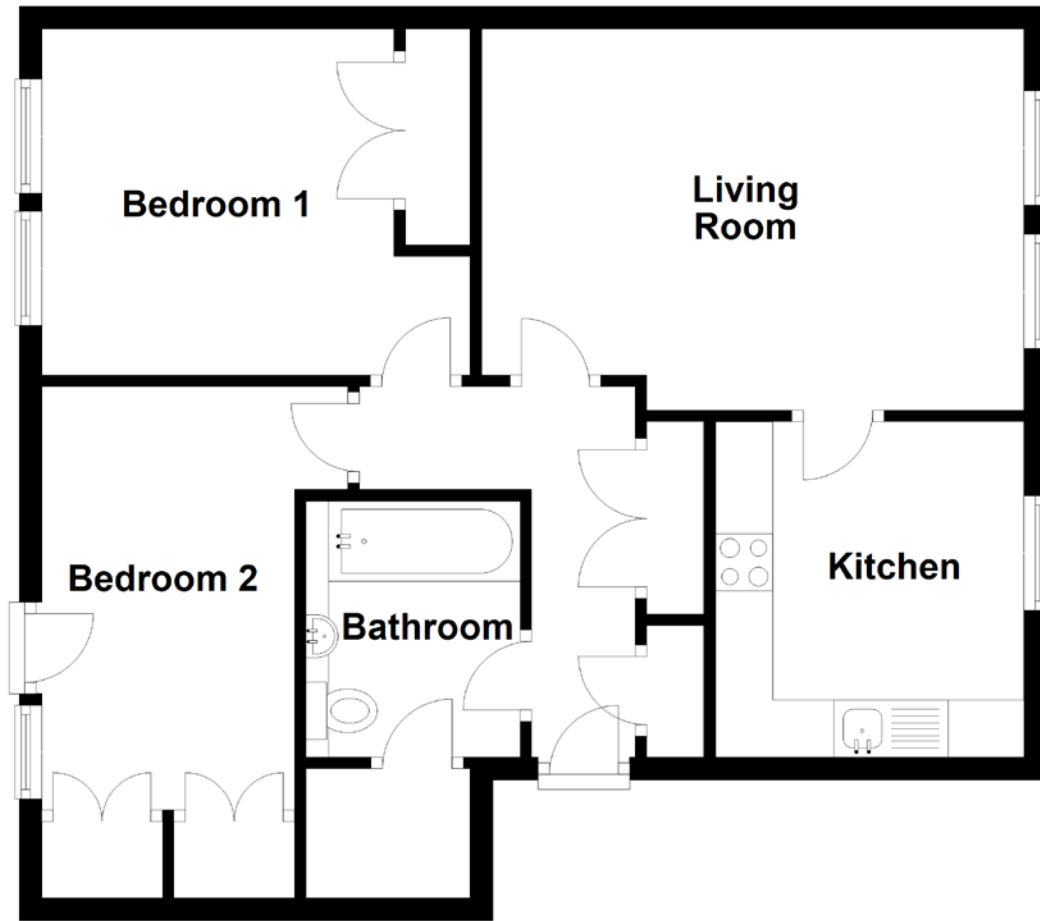
Situated in the heart of Leith, this property is within easy reach of a variety of local amenities, including shops, cafes, and restaurants. Excellent transport links ensure quick and easy access to the city centre and beyond, making this flat an ideal home for professionals, couples, or small families.

Don't miss this opportunity to secure a stylish and comfortable living space in one of Leith's most sought-after locations. Contact us today to arrange a viewing!

EXTERNALS & VIEW



FLOOR PLAN, DIMENSIONS & MAP

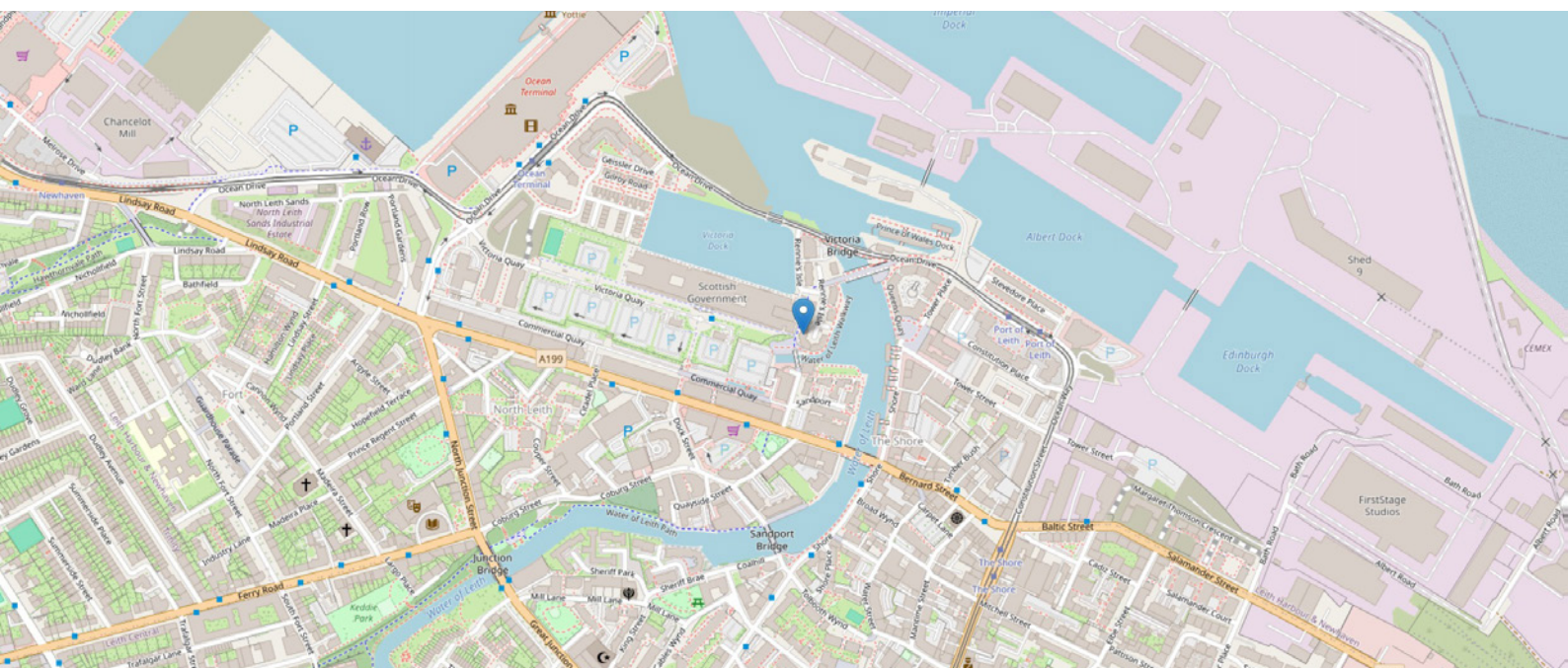


Approximate Dimensions
(Taken from the widest point)

Living Room 4.75m (15'7") x 3.34m (10'11")
Kitchen 2.70m (8'10") x 2.69m (8'10")

Bedroom 1 3.75m (12'4") x 3.03m (9'11")
Bedroom 2 3.71m (12'2") x 2.68m (8'10")
Bathroom 2.24m (7'4") x 1.88m (6'2")

Gross internal floor area (m²): 60m² | EPC Rating: C



THE LOCATION

Many would consider Edinburgh's Leith area to be one of the city's best-served suburban shopping centres. There is an exceptionally wide choice of shopping facilities here as well as a number of banks, building societies and a post office. A few minutes walk takes you to Ocean Terminal where further shops, restaurants and cinema can be found.





Leith is an established, independent community and is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment and a bright lively atmosphere. In addition, Leith has its own amenities with several surgeries and a choice of dentists. The Shore area of Leith, which is situated on either side of the Water of Leith as it approaches the sea, has become a particularly fashionable area. Leith also has its own Primary and Secondary schools, the Academy being a community high school.

From here, it is also a simple matter of a short walk into the city centre, with the option of using one of the many and frequent bus services that use this route. Leith is also perfectly located for ease of travel to many parts of the city and beyond. Ferry Road gives access to the west as well as routes out to the east. In both these directions, there are direct links with the city by-pass.



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