



**55/8, Giles Street, Edinburgh, EH6 6TR**

Light & Beautifully Presented, Three-Bedroom, Dual-Aspect Second Floor (Top Flat)

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# Property Description

Light and beautifully presented, three-bedroom, dual-aspect second floor (top flat) forming part of an established residential development. Set on a quiet side street, in the popular Leith area, to the north of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, three flexible bedrooms, and a family bathroom.

Light and tastefully finished throughout, featuring an impressive public room which is open to a quality fitted kitchen. In addition, there is contemporary flooring, double glazing, gas central heating, and good storage provision.

The development has a shared drying area, a large green, a bright, well-maintained communal stairway and a secure entry system.

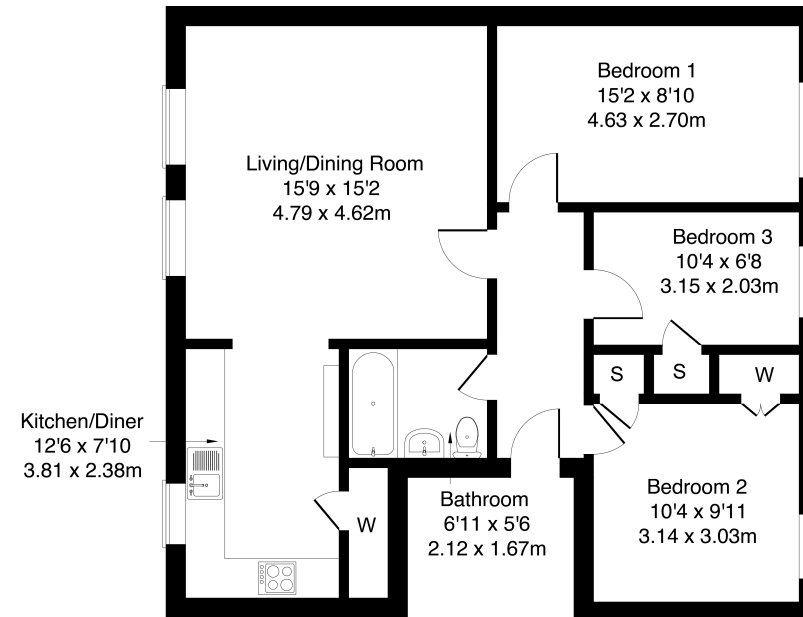
This well-proportioned home features a bright and spacious living/dining area, complete with attractive wood-effect flooring and a central light fitting, creating a welcoming space for relaxing or entertaining. Accessible from the living room, the stylish fitted kitchen is equipped with marble-effect worktops, a tiled splashback, and a convenient breakfast bar. Additional highlights include a ceramic sink, wood-effect flooring, and a built-in storage cupboard. Integrated appliances comprise a fridge/freezer, dishwasher, washing machine, and a built-in oven with a gas hob and canopy extractor above.

Down the hallway, three comfortable bedrooms are fitted with soft carpeting and central light fittings. Bedrooms two and three benefit from a built-in storage cupboard. The accommodation is completed by a contemporary three-piece bathroom suite, offering tiled flooring, a shower-over-bath, and a modern ladder-style radiator. The property also benefits from access to a south-facing shared garden, enjoying sunlight throughout much of the day.



**558 Giles Street, Edinburgh, EH6 6TR**

**Approximate Gross Internal Area: (818 sq ft - 76 sq m.)**



**Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.**

## Area Description

Located in the vibrant and historic port district of Edinburgh, Leith is a highly sought-after area renowned for its unique character and rich cultural heritage. This lively neighbourhood offers an excellent array of amenities, including boutique shops, cafes, bars, and specialist retailers, along with several supermarkets for everyday convenience. Just a short distance away, the popular Shore area boasts a cosmopolitan selection of bistros, stylish bars, and acclaimed Michelin-starred restaurants. For a wider variety of shopping, dining, and entertainment options, residents can easily access Ocean Terminal, the Omni Centre, and the recently

redeveloped St James Quarter, which all feature high-street stores, gyms, restaurants, and multi-screen cinemas. Leith is also well-served by green spaces, with the expansive Leith Links park and the scenic Water of Leith Walkway offering excellent outdoor leisure opportunities. Families benefit from access to a range of local primary schools and secondary education at Leith Academy. Excellent transport links include easy access to the A199 and A900, frequent bus services from Leith Walk, and the newly extended tram route providing direct connections between Newhaven and Edinburgh Airport.







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