



MACWOOD



6/3 RENNIE'S ISLE,
EDINBURGH, EH6 6QA



WHAT YOU NEED TO KNOW



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Enviably situated in the heart of Leith's fashionable and cosmopolitan Shore, this is an impressive three-bedroom apartment with private parking and captivating waterfront views. Minutes from bustling Leith Walk, Leith Links, and enjoying swift bus and tram access to the City Centre it offers an exceptional lifestyle. An elegant first-floor hallway adorned with wooden flooring sets the scene for the property as a whole. From here you move through the residence to the spacious dining-living room. With a cosy fireplace at its centre, this room is very much at the heart of the home, ideal for both relaxation and entertaining. Returning to the hallway, the kitchen has been thoughtfully designed to offer practicality and a stylish modern aesthetic. It features integrated gas hob, oven, and extractor hood. Bathed in natural light, the principal double bedroom is an idyllic retreat with French doors opening to a Juliet balcony offering a stunning waterfront aspect. Tastefully decorated with plush carpeting and built-in storage, it features an ensuite shower room with a WC and washbasin. The two additional light and airy double bedrooms enjoy a similar décor and share access to a family bathroom equipped with a corner bath, washbasin, and WC. With gas central heating and double glazing, this is a warm and comfortable contemporary property. Externally residents benefit from access to private parking.



OUR EXPERT SAYS...

"Situated in the heart of Leith's fashionable Shore, this impressive three-bedroom apartment offers captivating waterfront views, private parking, and an exceptional lifestyle"

**- Ross MacDonald,
Director**

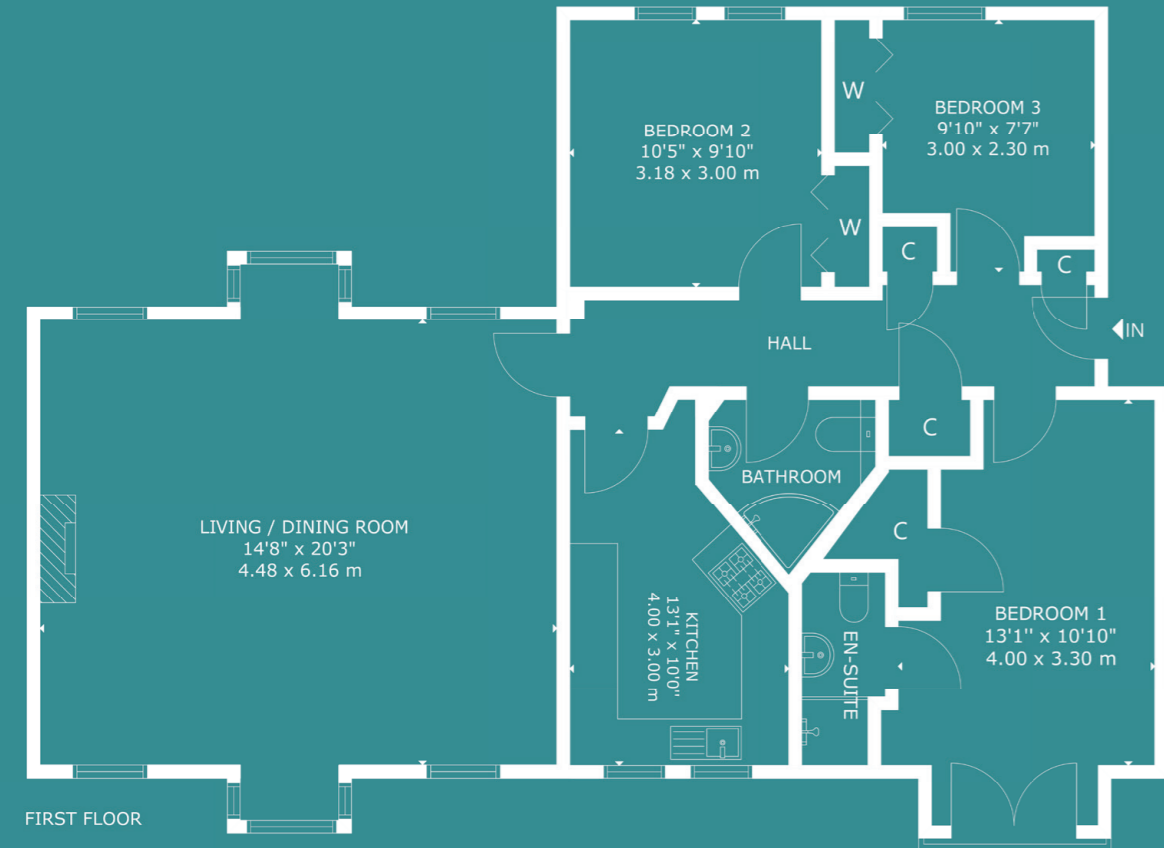


1,025 FT²





FLOORPLAN



LOCATION

Rennie's Isle lies at the heart of Leith's cosmopolitan Shore district. Discover delicious eateries such as the Michelin-starred Martin Wishart, The Ship on The Shore, and Fishers as well as bustling bars including Teuchters Landing. Constitution Street and nearby Leith Walk also have an array of popular pubs and restaurants. Leith Links and Leith Victoria Swim Centre are within walking distance whilst David Lloyd Health Club Newhaven is a short drive. Ocean Terminal with its well-known casual dining options, multiplex VUE Cinema, high street retailers, and PureGym is also easily accessible on foot or by car. Daily shopping needs are met by convenience stores on Constitution Street along with a large Tesco supermarket on Duke Street, an Aldi on Commercial Street, and a 24hr ASDA at Newhaven. Every Saturday there is a thriving farmer's market held on Dock Place with an array of street food, artisan produce, and crafts. The property lies in the catchment for Victoria Primary School and Trinity Academy with Edinburgh's private options such as Edinburgh Academy and Fettes College in easy reach. Excellent transport links mean that regular buses and trams take you swiftly into the City Centre and onto Edinburgh International Airport. It is perfectly situated for the A1 and the City Bypass.



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