



91/4, Giles Street, Edinburgh, EH6 6BZ

Offers Over £189,000

## PROPERTY DETAILS

This superb dual aspect first floor flat is fabulously presented and is in TRUE MOVE IN CONDITION, forming part of a modern block within a sought after development, the property comprises, Hall, beautifully appointed lounge with Juliette Balcony, modern fitted kitchen, two double bedrooms both with built in wardrobes and family bathroom with shower. Double Glazing, efficient electric heating, entry phone system. Well kept communal grounds plus permit parking for two cars. A Property that must be viewed to be appreciated.

## KEY FEATURES

- A FABULOUSLY APPOINTED DUAL ASPECT FIRST FLOOR FLAT IN A MODERN, SOUGHT AFTER DEVELOPMENT
- Fantastic location neighbouring Leith's bustling, cosmopolitan shore district to the north of Edinburgh City Centre
- Positioned within landscaped communal grounds with two permits for residents off street parking.
- Comprises: Hall, beautifully appointed lounge with Juliette Balcony, modern kitchen, two double bedrooms and family bathroom
- Features include: Professional modern decor, UPVC Double Glazing, Efficient electric heating and security entry system
- A High Amenity area within walking distance of an array of shops, bars, bistros and high end

restaurants

- Some Furniture may be available subject to price or by separate negotiation.
- A property that must be viewed to in anyway be appreciated
- Viewing strictly by appointment.