



Leith

3/5 Giles Street
EH6 6DJ



1



3



EPC Rating

First Floor Maisonette - Buzzer 5

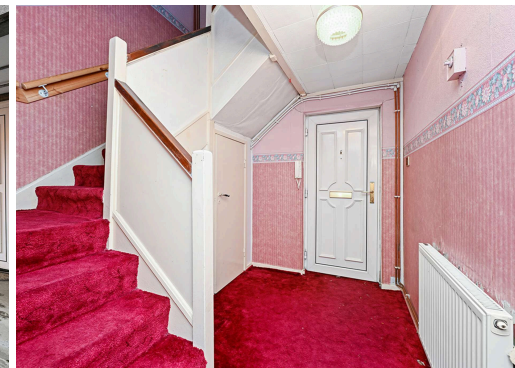
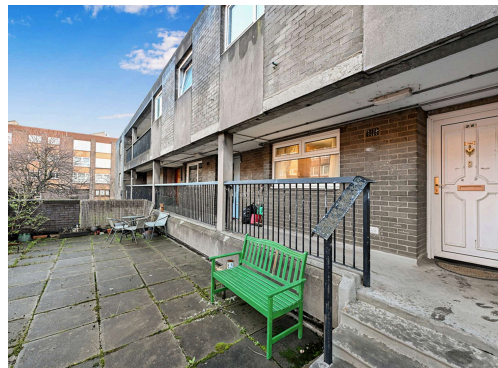
FIXED PRICE £185,000

- Entrance hall
- Living room
- Kitchen
- 3 bedrooms
- Shower room

- Gas central heating
- Double glazing
- Secure entry phone system
- Excellent storage
- Communal drying green
- Zoned parking



Viewing - by appointment call
Beveridge & Kellas on 0131 554
6321





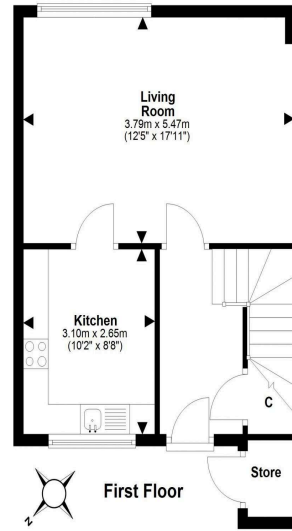




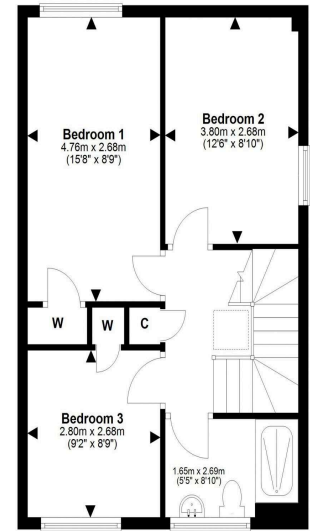
This 3 bed, first floor maisonette is located in the popular Leith area and is well situated to take advantage of local shopping facilities, recreational pursuits, schooling at both primary and secondary level and local bars and cafes. The vibrant Shore area of Leith offers a wide range of restaurants, bistros and further bars and cafes. In addition, the nearby Ocean Terminal offers a choice of high street stores, multi-screen cinema and 24-hour gym. A good choice of public transport offers quick and easy access to the city centre and surrounding areas in addition to the tram running from Newhaven to Edinburgh International Airport.

Accessed via a communal stair the property opens to an entrance hall with a handy storage cupboard, entry phone handset, stairs to the upper level, and access to the living room. The dual aspect living room is located to the rear and benefits from an electric powered fireplace and has the kitchen off. The kitchen is situated to the front and has base and wall units, breakfast bar, integrated oven and hob (not working), integrated freezer, separate freestanding fridge freezer and a washing machine.

Upstairs the landing benefits from an airing cupboard, skylight and gives access to the rest of the accommodation. The property benefits for two rear facing bedrooms, one of which has a deep built in cupboard. A third bedroom can be found to the front and also has a built-in storage cupboard. Completing the accommodation is the front facing shower room which has partially tiled walls, electric shower unit, WC, and a wash hand basin.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.



Second Floor

Additional benefits include gas central heating, double glazing, a private external storage cupboard, a communal drying area and zoned on street parking in the area.

****Please note that the oven and hob do not work**

EXTRAS

To include the white goods, carpets, any blinds/curtains, and light fittings (no warranties to be given).

OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



espc