



17/3 Rennie's Isle, Edinburgh

Offers Over £235,000





Rennie's Isle forms part of the vibrant Shore area of Edinburgh with its array of fashionable shops, bars, bistros and Michelin Star restaurants. There are leisure and recreational facilities all close by and include the popular Ocean Terminal shopping complex which includes a multi-screen cinema, gym, restaurants, cafes and the Royal Yacht Britannia, one of the city's most popular attractions. The open spaces of Leith Links are also nearby together with the Water of Leith, local golf courses, health clubs and Leith Victoria Swimming Centre. There is also frequent public transport services operating nearby to many parts of the city. The Edinburgh Tram extension links Newhaven to the city centre and Airport with a tram stop within walking distance. For the commuter, the property is conveniently located for road links to the A1 and City By Pass linking with major motorway networks.

Welcome to this spacious and well-presented 2-bedroom apartment located within a factored development offering the convenience of a lift. This chain-free purchase opportunity boasts two double bedrooms with built-in storage for effortless organisation.

Step into the inviting living/dining room, where French doors lead out to a charming balcony, perfect for enjoying your morning coffee or unwinding after a busy day. The well-appointed kitchen features ample wall and base units, providing plenty of storage space to keep your culinary essentials neatly tucked away.

Ensuring your peace of mind, the property is equipped with a secure entry system, offering added security and convenience. Situated in the vibrant area of The Shore, this flat enjoys a



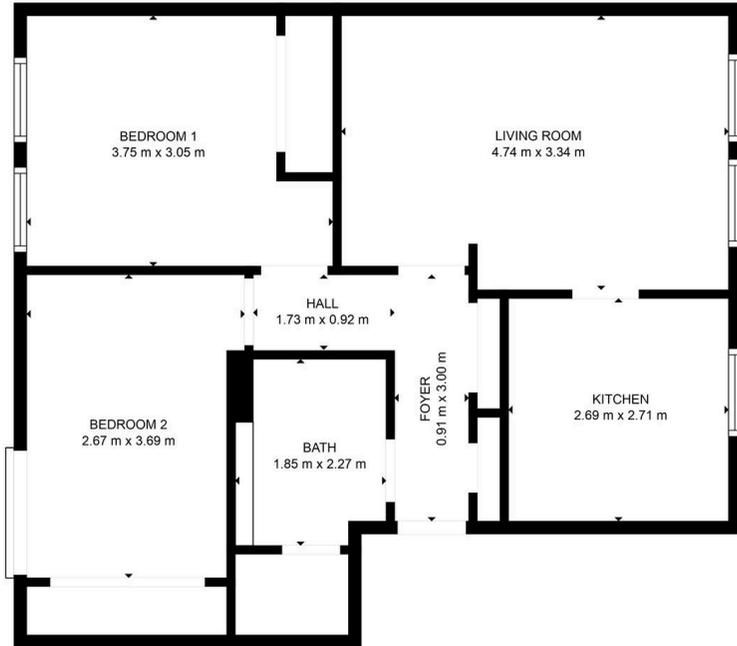
17/3 Rennie's Isle

Edinburgh, Edinburgh

- Spacious And Well-Presented 2-Bed Apartment Within A Factored Development With Lift
- Chain Free Purchase
- Two Double Bedrooms With Built In Storage
- Living/Dining Room With French Doors To Balcony
- Well Appointed Kitchen With Ample Wall And Base Units
- Secure Entry System
- Fantastic Location In The Shore, Close To Excellent Transport Links, Vibrant Bars, Restaurants, And Scenic Waterfront Walks
- Private Allocated Parking

Spacious 2-bed apartment in factored dev with lift. 2 double beds with storage. Living/dining room with balcony. Well-appointed kitchen. Secure entry system. Allocated parking. Vibrant area close to transport, bars, restaurants, and waterfront walks. Contact for viewing!





TOTAL: 58 m2
FLOOR 1: 58 m2
EXCLUDED AREAS: WALLS: 5 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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