

3 Geissler Drive

THE SHORE, EDINBURGH, EH6 6AN



*SPACIOUS THREE BEDROOM
MAIN DOOR FLAT*



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McEwan Fraser Legal is delighted to present this generously proportioned three-bedroom flat in Edinburgh's popular area of The Shore. The flat is just a minute's walk from the renowned tram which connects you with ease to the city centre and Edinburgh Airport.

Inside, the property comprises a spacious living area which has been upgraded by the seller with panelling and new flooring throughout. The living space offers various possibilities for furniture arrangements but importantly, it too provides access to the private terrace.







The fully equipped kitchen/dining room featuring large window and door to the rear terrace which floods the space with natural light. The kitchen is modern with hob, fan oven and offers excellent space for free-standing dining space. The kitchen also features a utility room keeping any mess out of the kitchen space.







The property boasts three bedrooms, of which two are spacious double bedrooms with built-in wardrobes and the third is a single bedroom or ample home office space. All bedrooms offer built-in storage but also ample space for free-standing furniture.





Bedroom 2





Bedroom 3

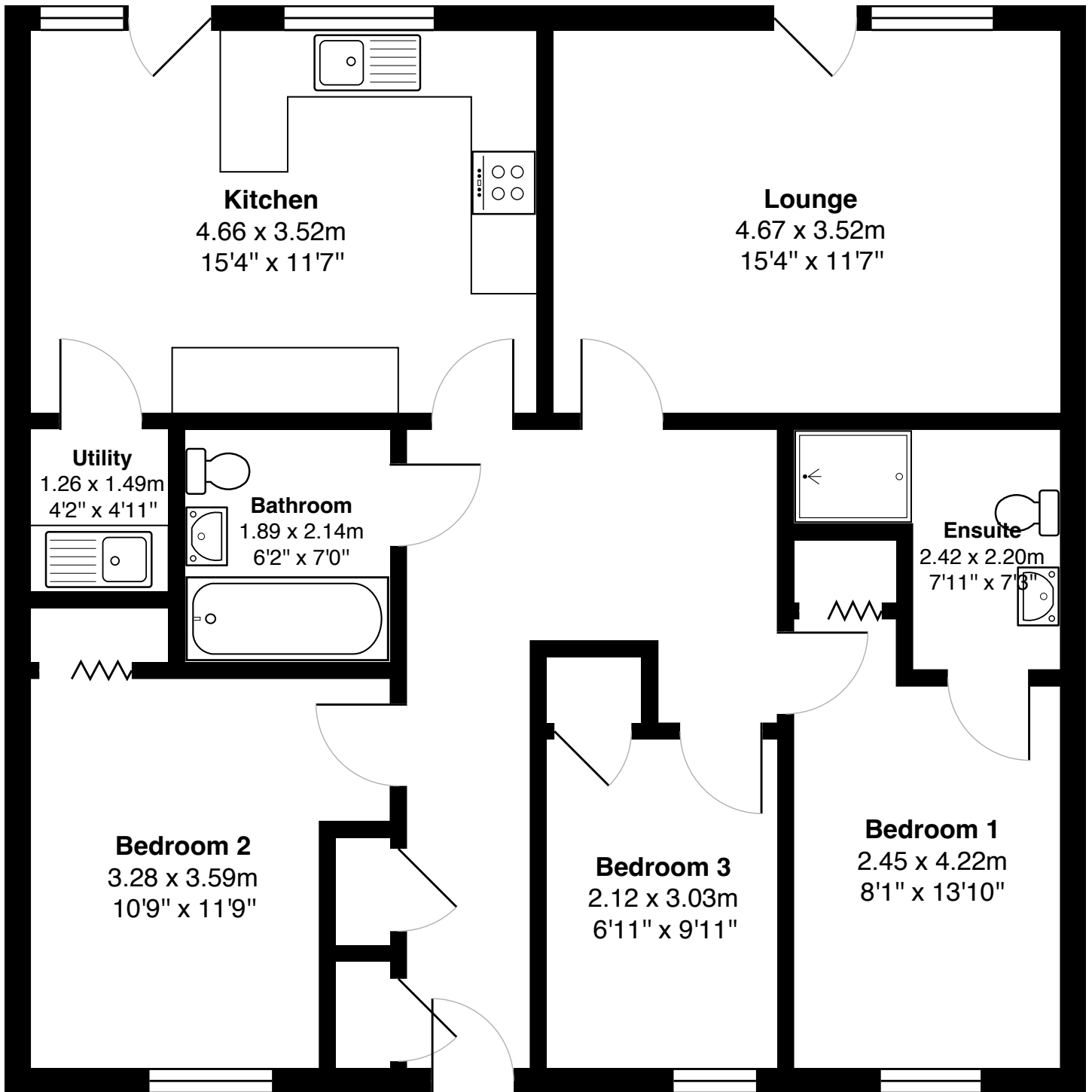




There is one main family bathroom and an en-suite shower room in the master bedroom.







Gross internal floor area (m²): 93m²

EPC Rating: B



In addition to this, the flat benefits from NHBC warranty, free on-street parking, private rear terrace, modern central heating and double-glazed windows making for a warm and cost-effective home, year-round.



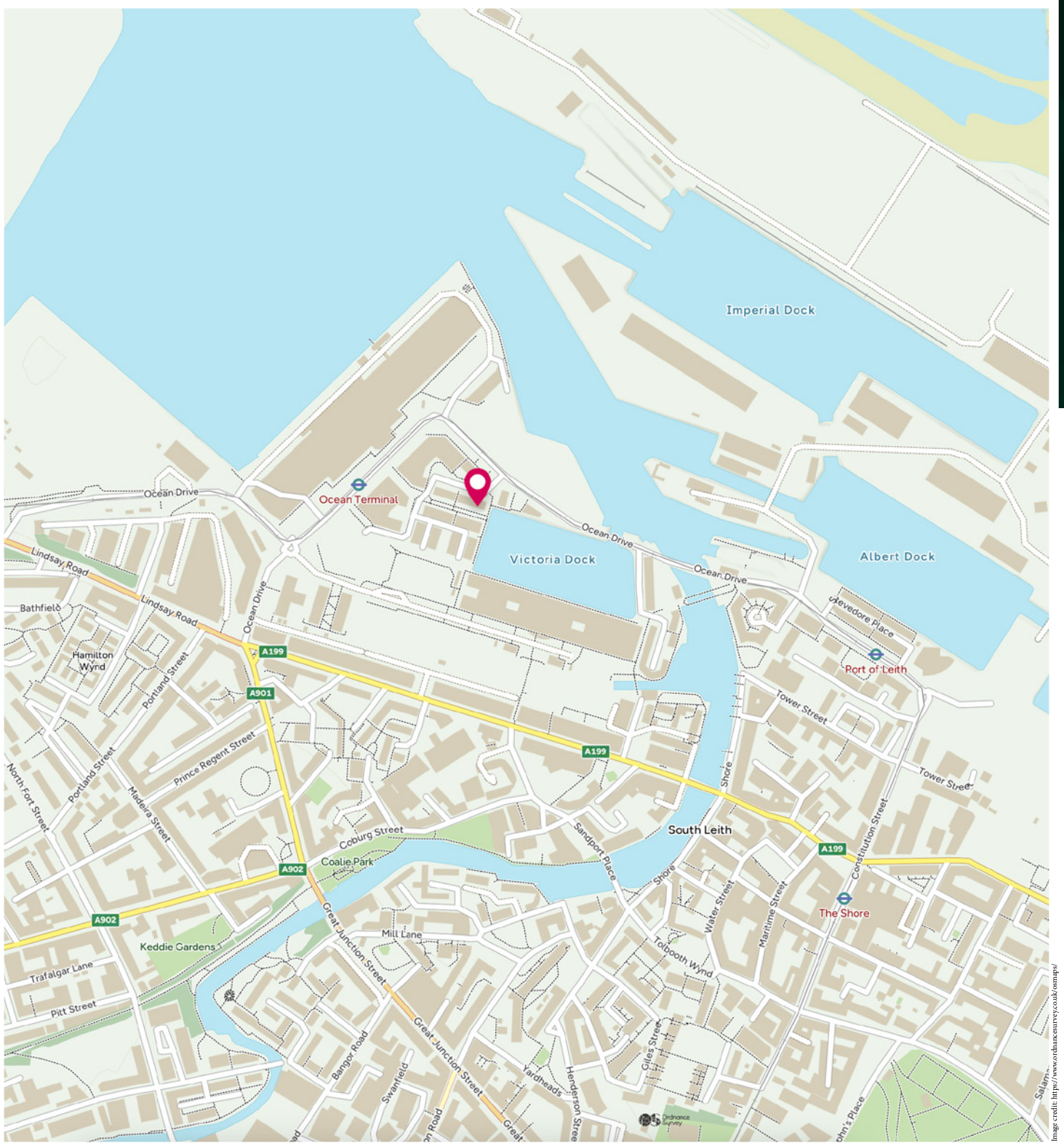


Leith is an established, independent community, and certainly, it is very much self-contained. The waterfront has been revitalized and transformed into a vibrant cultural and leisure destination. Visitors can find a variety of bars, restaurants, and shops along the waterfront, as well as attractions like the Royal Yacht Britannia, which is permanently docked there and open to the public.

Leith is also known for its distinctive architecture, which showcases a mix of historic buildings and modern developments. The area is home to a range of residential properties, from traditional tenement flats to contemporary apartments. The Shore, a popular area in Leith, features a mix of converted warehouses and new buildings that house trendy bars, bistros, and art galleries. The area is home to numerous award-winning restaurants, showcasing a wide range of cuisines, including seafood, and international fare.

There is the option of using one of the many and frequent bus or tram services available locally. Leith is also perfectly located for ease of travel to many parts of the city and beyond.





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**Part
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