



13/1 Pillans Place,
Edinburgh, EH6 7FG



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Forming part of the recently completed Ropeworks development within Leith is this most impressive first floor apartment. The building features well maintained common grounds, secure entry system and lift access.

The apartment itself features gas central heating and full double glazing and enjoys stylish contemporary interiors.

The accommodation includes an entrance hallway with deep storage cupboard. There is a large open plan lounge / kitchen with glass door and window leading to a balcony. The kitchen area is fitted with modern base and wall units with oven, hob, fridge/freezer, dishwasher and washing machine to remain. There is a good sized double bedroom with window to front and double wardrobe. The bathroom is fitted with a three piece white suite with shower over the bath.

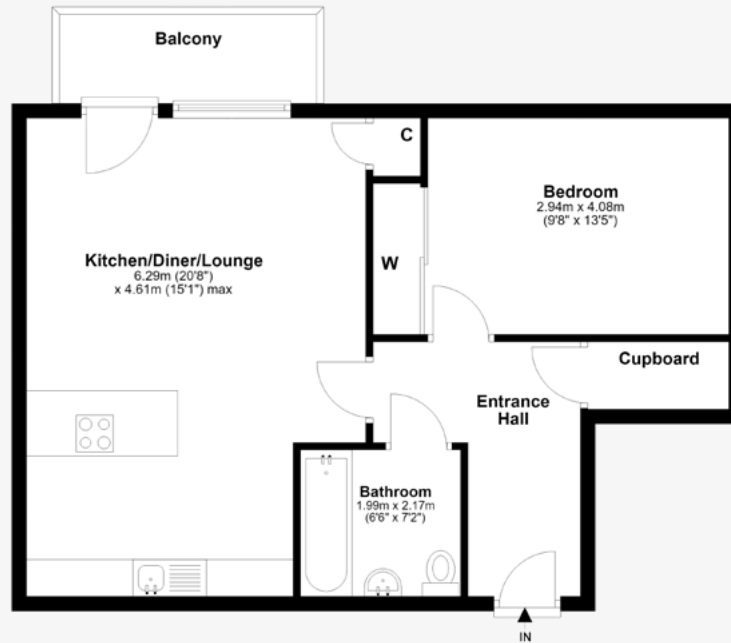
Early internal viewing of this superb apartment is essential to fully appreciate the accommodation on offer in this excellent location.

There is on street parking on the surrounding streets, some of which are free to park on.

There is a factoring arrangement in place for the upkeep of common areas including the maintenance of any common buildings, outdoor areas, stair cleaning, buildings insurance and lift maintenance. The current factor is Ross and Liddle with a monthly payment of approximately £62.50.

Leith has rapidly become one of the trendiest areas of Edinburgh. The former bustling port has been replaced by a vibrant cultural scene, with a host of independent galleries and cultural and gastronomic festivals taking place throughout the year. A range of quirky and diverse restaurants, delis, coffee shops, and artisan bars make the area extremely popular with visitors and city residents alike. The mile-long Leith Walk links the area to the city centre, and has a truly impressive range of independent shops and outlets. St James Quarter boasts a range of shops, restaurants, cinema and leisure activities and is a short walk away. The area boasts some of the best bus routes for Edinburgh allowing quick and regular travel to the City Centre and beyond whilst the Edinburgh Trams The Shore stop is close by connecting Newhaven to Edinburgh Airport via the city centre. The open green spaces of Pilrig Park, Calton Hill, Holyrood Park and Arthur's Seat are all within easy reach.





Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

Accommodation

Lounge/kitchen:	6.3m x 4.6m	(20'8" x 15'1")
Bedroom:	4.1m x 2.95m	(13'5" x 9'8")
Bathroom:	2.18m x 1.98m	(7'2" x 6'6")

For more information or to register your interest, please contact:

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Agent's Note

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. **Any services**, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor.

Fixtures & fittings. All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. **Photographs:** Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.



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