



Flat 7, 22 Pillans Place, Edinburgh, EH6 7AZ

Beautifully Presented Two-Bedroom First-Floor Apartment with a Balcony, Private Garden Terrace

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Property Description

Beautifully presented and spacious two-bedroom first-floor apartment with a balcony, private garden terrace, and a secure allocated parking space. Forming part of a modern residential development, located close to the vibrant Shore district in Leith, north east of Edinburgh's city centre.

Comprises an entrance hallway, a living/dining room and kitchen, two double bedrooms, an en-suite shower room, and a bathroom.

Tastefully finished throughout, with an impressive open-plan living space, quality flooring and contemporary lighting. Further highlights include a fully integrated kitchen, luxury bathroom suites, superb storage, double glazing, and gas central heating.

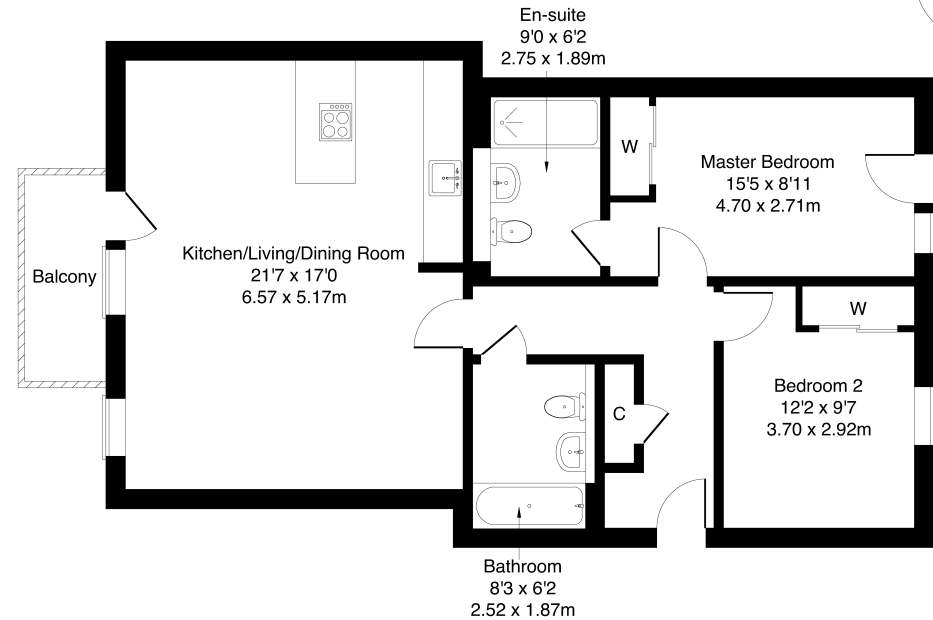
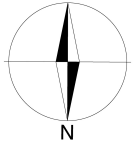
There is a shared courtyard beyond the private terrace, a secured entry system, lift service, and a shared bike store.

An entrance welcomes you into the property and provides access throughout, creating a seamless and functional living space. The open-plan living room/kitchen has been finished with contemporary flooring throughout and light décor, with large balcony doors providing access to the balcony, perfect for further entertaining and hosting guests. The kitchen has been finished to a modern standard, featuring sleek countertops, a stainless-steel sink with a drainer, a cooker with electric hob, a washing machine, a tumble dryer and a fridge/freezer.

Both bedrooms have been finished with light décor and benefit from fitted wardrobes, which provide additional storage. The master bedroom further benefits from access to a private terrace, providing an ideal space for relaxation and an en-suite shower room for added convenience. Completing the property is the final bathroom, which comprises a three-piece suite with a shower over the bath and a ladder-style radiator.



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Second Floor

Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

The Shore is a fashionable and vibrant area located north of Edinburgh city centre, combining historic charm with modern developments. It is renowned for its exceptional selection of local artisan shops and eateries, including several Michelin-starred restaurants. Extensive shopping opportunities are found throughout Leith, with Great Junction Street and the foot of Leith Walk nearby, along with numerous supermarkets. The area hosts weekly markets that showcase local food stalls and

independent retailers. For broader retail and leisure options, the Ocean Terminal complex offers major high-street outlets, a multi-screen cinema, a gym, a spa, and a variety of restaurants. Scenic walks and cycle routes run along the Newhaven shore and the Water of Leith, while Leith Links park provides spacious green areas. Excellent transport connections include frequent services to the city centre and beyond, supported by the new tram extension reaching Newhaven.





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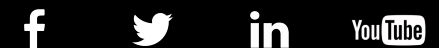
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