



Offers Over
£325,000

22/9 Pillans Place

Leith | Edinburgh | EH6 7AZ

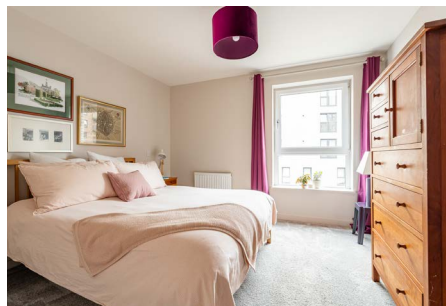
This impressive second-floor apartment forms part of the exclusive Ropeworks development, ideally positioned beside the green spaces of Leith Links and close to the cosmopolitan Shore. This larger-style two-bedroom corner property offers stylish contemporary living, with a private balcony and attractive open outlook, complemented by excellent amenities and transport links nearby.

-  2 Bedrooms
-  1 Reception Room
-  2 Bathrooms
-  Balcony
-  Residents Parking
-  Lift & stair access
-  EPC Rating – B
-  Council Tax Band - D



Description

Internally, the property is presented in move-in condition and briefly comprises: secure entry system, lift and stair access to all floors, and a welcoming entrance hallway with useful built-in storage. The generously proportioned dual aspect reception/dining room offers an ideal space for both relaxing and entertaining, with direct access to a spacious private balcony enjoying an attractive open outlook and abundant natural light throughout the day. The open-plan, contemporary fitted kitchen is thoughtfully designed with a stylish island, ample worktop space, and a range of integrated appliances. The well-proportioned principal double bedroom benefits from fitted wardrobes and a sleek, modern en-suite shower room. A second sizeable double bedroom, also with fitted wardrobes, provides excellent flexibility for guests or home working. Completing the accommodation is a partially tiled bathroom fitted with a white suite, over-bath shower, and heated towel rail. Further benefits include gas central heating, double glazing throughout and wired for 1GB full fibre.



Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen.

Gardens and Parking

The development is surrounded by well-manicured gardens and for the car owner, there is allocated parking in a secure underground garage with EV charging available. There is also a secure bike store.

Factor

The development is managed by Ross and Liddell for a monthly fee of approx. £120. This includes the upkeep of all the communal areas including the communal grounds, carpark, lift and stair maintenance and cleaning and includes block buildings insurance.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

The Ropeworks occupies a prominent position on the edge of Leith Links, within one of Edinburgh's most vibrant and cosmopolitan districts. Steeped in maritime history and heritage, Leith has evolved into a thriving neighbourhood renowned for its character, culture, independent businesses and exceptional choice of dining and leisure amenities. Situated approximately two miles northeast of Edinburgh city centre, the development benefits from excellent connectivity, with an extensive public transport network providing convenient access to the city centre and surrounding areas. Edinburgh's extended tram network further enhances accessibility, while many of the capital's renowned restaurants, bars, galleries and cultural attractions are within easy reach. The surrounding area offers an outstanding range of green and recreational spaces. Leith Links is immediately adjacent, providing an expansive setting for outdoor activities, while Holyrood Park, Arthur's Seat and Craigmillar Park are also within easy reach. The cosmopolitan Shore is close by and is one of Edinburgh's most distinctive destinations, offering an impressive selection of acclaimed restaurants, stylish bars, cafés and independent venues. Further amenities are available at Ocean Terminal, which provides a wide range of high-street retailers, a multi-screen cinema and a PureGym. Combining a rich sense of place with excellent connectivity, extensive amenities and abundant green space, The Ropeworks is ideally positioned to enjoy the best of both Leith and Edinburgh city centre.





Approx. Gross Internal Floor Area 83 Sq M / 892 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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