



23 Pillans Place
Leith, Edinburgh
EH6 7FH



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Please contact us for
more information:

0131 555 7055
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Welcome to a stylish and spacious one-bedroom main-door flat in Leith, which is set on the ground-floor of a contemporary building. Beautifully presented throughout, this residence is completed to an impressive standard, incorporating a blank canvas of décor and premium finishings. It features a sociable open-plan reception area with an expansive footprint, further boasting a generously appointed kitchen, additional storage, and French doors to a private front patio. Meanwhile, generous wardrobe storage accompanies the double bedroom, which also has direct access to a private rear patio as well. The bathroom maintains the home's contemporary appeal, enjoying on-trend styling and a quality three-piece suite. Altogether, this main-door city flat is an exceptional property that will be in high demand.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances (oven, ceramic hob, concealed extractor, fridge/freezer, dishwasher, and washing machine) to be included in the sale.

Factor: the development is factored by Ross & Liddell for the approximate fee of £50 per month. This cost includes block buildings insurance.

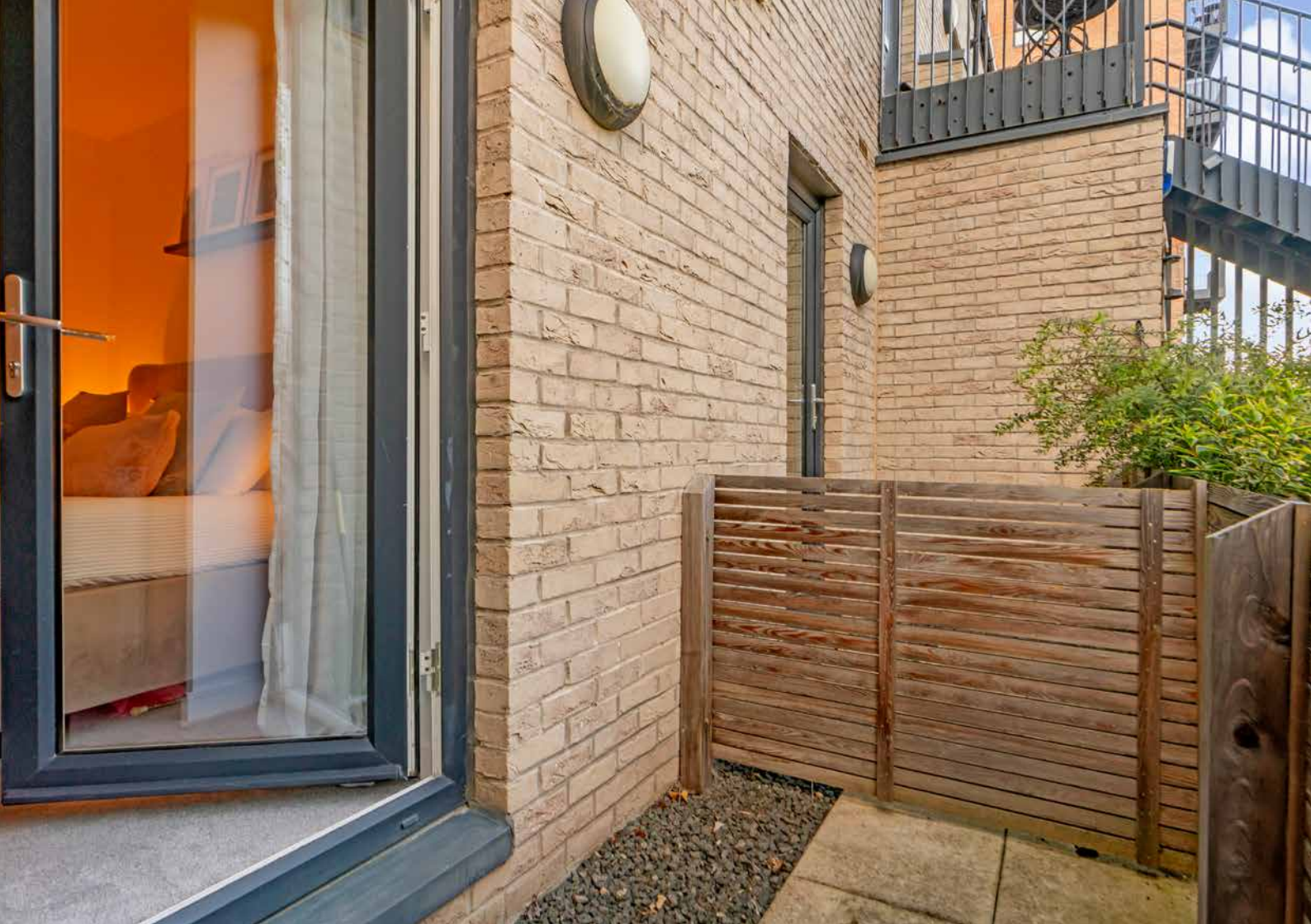
Features

- Ground-floor flat presented in walk-in condition
- Part of a sought-after contemporary development
- Highly desirable location in the heart of Leith
- Close to amenities, parks, and bus and tram links
- Private main-door entrance
- Expansive open-plan kitchen/living/dining room
- Spacious double bedroom with built-in wardrobe
- On-trend 3pc bathroom with an overhead shower
- Enclosed, private patios to the front and rear
- Generous parking bays for residents and visitors
- Gas central heating and double-glazed windows

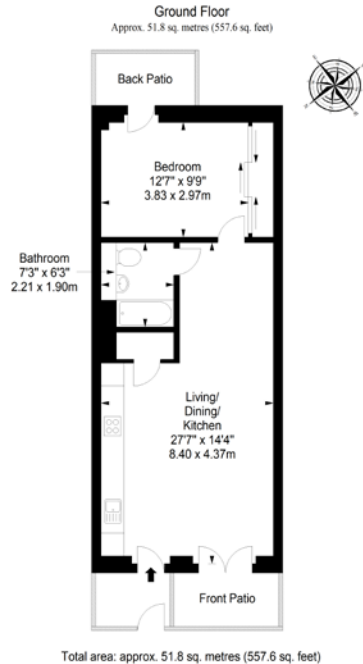








Floorplan



Watermans

Price & Viewings

Please refer to our website
www.watermans.co.uk

Edinburgh

5-10 Dock Place, Leith, EH6 6LU

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Glasgow

193 Bath Street, Glasgow, G2 4HU

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espc

rightmove



EPC Rating - B | Council tax band - C | Home report Value - £235,000

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