



22 Pillans Walk,
Edinburgh, EH6 7DY



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A fantastic opportunity has arisen to purchase this most attractive main door flat in the sought after Rope Works development completed by highly regarded S1 Developments. With gas central heating and double glazing, the flat benefits from bright, well-proportioned rooms throughout, private garden and patio.

The accommodation includes an entrance hallway with storage cupboard. There is an open plan lounge/diner/kitchen with windows to the side and doors leading to the front garden. The kitchen area is fitted with range of modern base and wall units with the oven, hob, built-in microwave, washing machine, fridge/freezer and dishwasher to remain.

The main bedroom has fitted wardrobe, a glass door leading to the private patio and an en-suite shower room fitted with a two piece white suite with shower cubicle. There is a further double bedroom with fitted wardrobe and glass door the front garden. Completing the accommodation is the bathroom fitted with a three piece white suite with shower over the bath.

Externally, to the front is a private garden which is mainly lawn and there is shared parking.

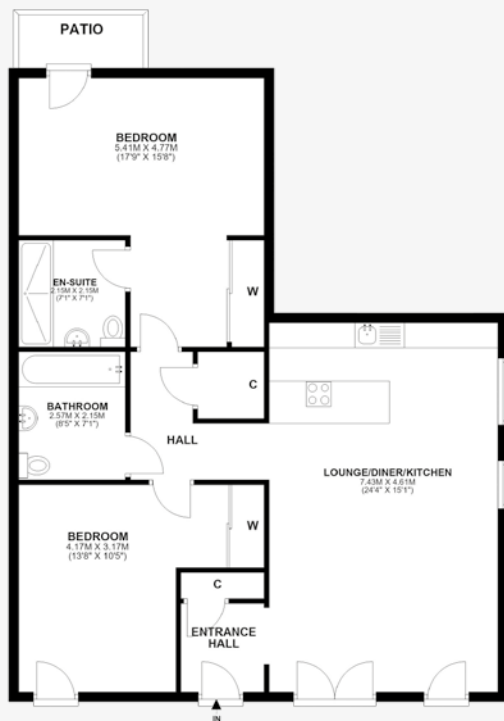
There is a factoring arrangement in place for the upkeep of common areas in the development which includes buildings insurance. The current factor is Ross & Liddell with an annual payment of approximately £580.

Early internal viewing of this lovely flat is essential to fully appreciate the well-proportioned accommodation offered in this fantastic location.

Area Description

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 The former bustling port has been replaced by a vibrant cultural scene, with a host of independent galleries and cultural and gastronomic festivals taking place throughout the year.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.





Accommodation

Lounge/Diner/Kitchen:	7.42m x 4.6m	(24'4" x 15'1")
Bedroom 1:	5.4m x 4.78m	(17'9" x 15'8")
En-Suite:	2.16m x 2.41m	(7'1" x 7'11")
Bedroom 2:	4.17m x 3.18m	(13'8" x 10'5")
Bathroom:	2.57m x 2.16m	(8'5" x 7'1")

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.**

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

Aberdein Considine
40-44 Elm Row, Edinburgh, EH7 4AH
47 Lothian Road, Edinburgh, EH1 2DJ

edi@acandco.com
acandco.com
0131 222 9000

Agent's Note

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