

24 (flat 4) Pillans Place, Leith, Edinburgh, EH6 7DE



Description

Located within Edinburgh's historic maritime quarter, just minutes' walk from the Shore's fashionable bars and eateries, and scenic waterfront, is this superb 2 bed first floor apartment. This lovely home boasts contemporary neutral interiors and well-designed living space which comes with the added attraction of a private balcony. The property's prime setting is within easy reach of the city centre with a tram stop minutes away and the sought-after district's award-winning culinary and social scene are on the doorstep which offers an enticing opportunity for city professionals.

Features

- Secure entry system and a lift to all floors
- Welcoming entrance hall with storage
- Stylish open-plan kitchen/living/dining room
- Well equipped kitchen with integrated appliances
- Private balcony
- Two double bedrooms with built-in wardrobes
- Contemporary 3 piece en-suite shower room
- Three piece family bathroom with overhead shower
- Large and well-maintained communal garden
- Secure underground car park with allocated spaces

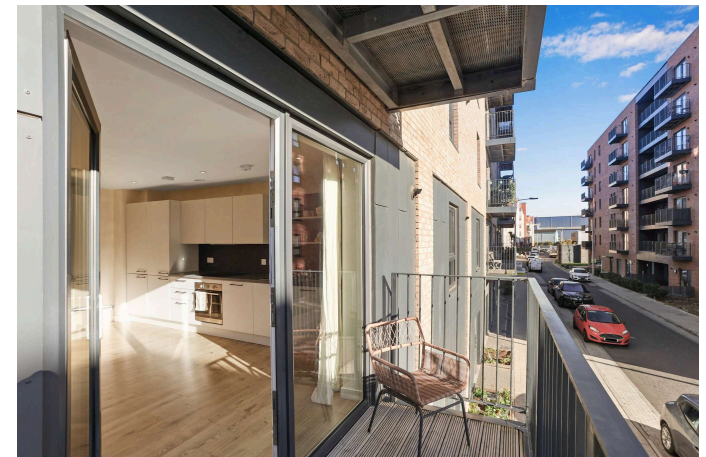
Extras

The oven, hob, washing machine, dishwasher and fridge/freezer are included.

Factor

The development is factored by Ross & Liddell for approx. £60 per month billed biannually according to the vendor. This includes maintenance of communal areas and buildings insurance.

EPC Rating: B

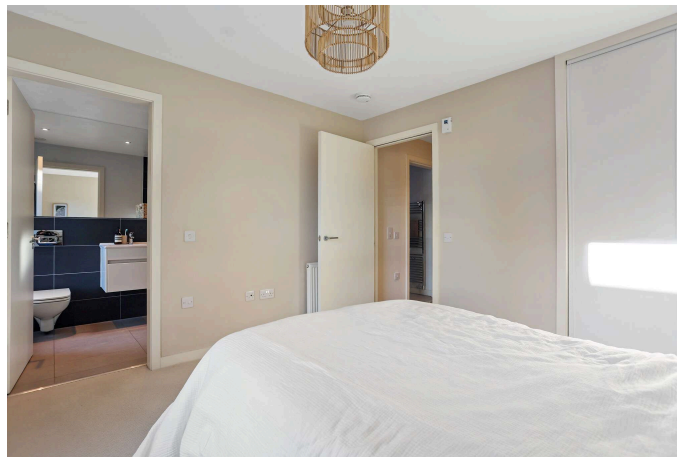
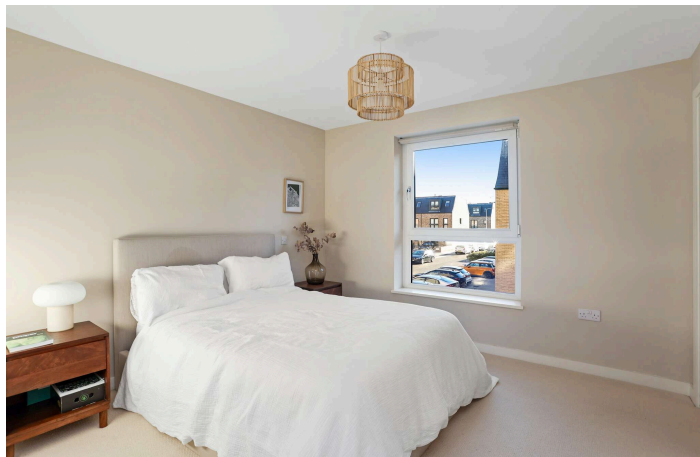


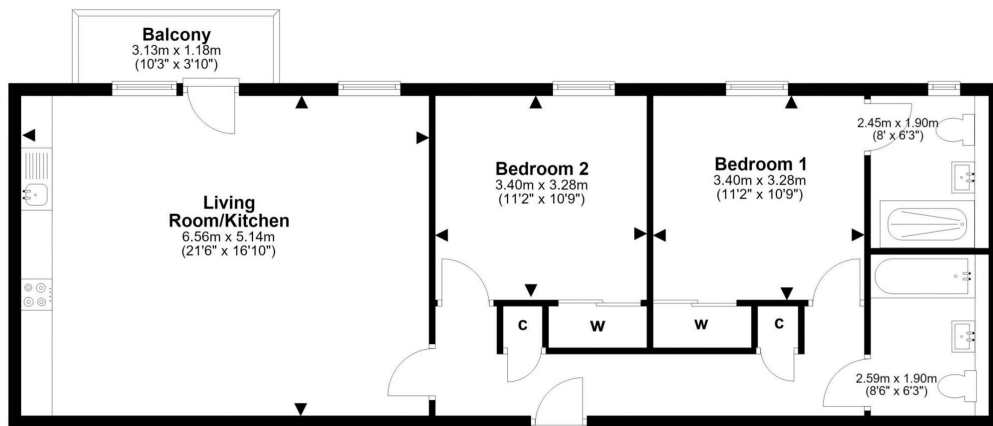
Location

The vibrant and cosmopolitan area of Leith, named by Timeout as the coolest neighbourhood in the UK in recent years, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafes, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market, whilst nearby Ocean Terminal shopping centre is home to a multi-screen cinema, gym, and restaurants. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green spaces of Leith Links, which is home to Leith Links Tennis and Bowling Club. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym, whilst neighbouring Newhaven is the home of a David Lloyd Heath Club and Alien Rock, a large indoor climbing arena. It benefits from an excellent public transport system with 24-hour buses and a tram stop connecting Leith to the city centre and beyond.

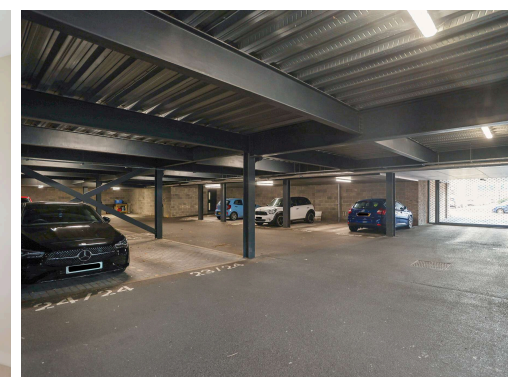
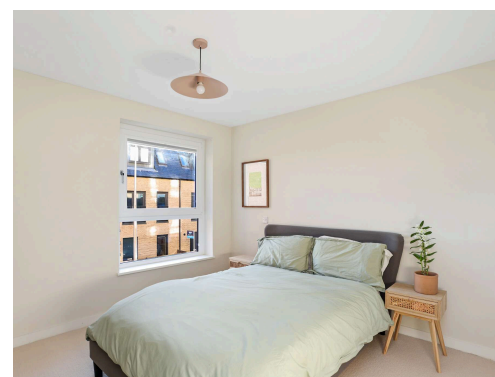
Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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