

12 Pirniefield Terrace

Leith Links, Edinburgh, EH6 7PW

VMH ESTATE AGENTS







Excellent end of terrace property with 3 bedrooms in a quiet convenient location

- Spacious bay-windowed sitting room
- Modern kitchen/dining room
- Bay-windowed bedroom 1
- 2 further bedrooms
- Ground floor shower room
- 1st floor WC compartment
- Floored attic with storage
- Quiet convenient location
- Driveway & detached garage
- Gas central heating & double glazing

Offers Over:

£330,000

E D Freehold

Further information can be found in the home report.

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About the Property

A bright and well-presented end of terrace home with 3 bedrooms and private gardens situated in a quiet cul-de-sac close to Leith Links.

The accommodation comprises of a vestibule and entrance hallway and a bright bay-windowed sitting room. The modern extended kitchen has a spacious dining area and access to the rear garden, a shower room completes the ground floor. The bay-windowed bedroom 1 is bright and spacious with built-in wardrobes, there are 2 further versatile bedrooms and a WC compartment.

In addition there is a floored attic with excellent storage provision along with a large cellar, gas central heating and double glazing.

Externally there is a private front garden, driveway and detached garage, to the rear the mature garden has been well-maintained with lawn, shrubs and cellar access.

Extras

All fitted floor coverings, curtains, light fittings and kitchen appliances - cooker, gas hob, fridge/freezer, extractor hood, dishwasher and washing machine are included in the sale.







Excellent storage provision with floored attic and large cellar













Location

Leith Links is a popular and well-established residential area northeast of Edinburgh city centre, offering an appealing blend of open green spaces, local amenities and a vibrant neighbourhood atmosphere. At its heart are the expansive green spaces of Leith Links, providing an attractive setting for outdoor recreation, leisurely walks and sporting activities, while nearby Claremont Park offers further opportunities to enjoy the outdoors. The area is well served by local amenities, with convenience stores, independent shops, cafés and grocers catering for everyday needs. A large Tesco supermarket is located at the Foot of the Walk, while nearby Ocean Terminal provides a more extensive range of retail outlets, restaurants and leisure facilities. The neighbouring Shore district is renowned for its excellent choice of restaurants, stylish wine bars and cafés, creating a popular destination for dining and socialising. Leith Links is also ideally positioned for those working locally, with the Scottish Government's offices at Victoria Quay within easy reach, alongside other major employers in the surrounding area. Excellent public transport connections further enhance the appeal, with regular bus services and the Edinburgh Tram network providing convenient links to the city centre, surrounding neighbourhoods and beyond. Combining attractive open spaces with excellent amenities and convenient transport connections, Leith Links remains a highly desirable location for a variety of buyers.

Floor Plan

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Total Area: 144.7 m² ... 1558 ft²

All measurements are approximate and for display purposes only.

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