

40 Pirniefield Place, Leith Links Edinburgh, EH6 7PN

OFFERS OVER £280,000



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- Quietly located 1970's semi-detached villa
- Open plan living room and kitchen area
- 3 bedrooms and downstairs WC
- Gas central heating and double glazing
- Front driveway and private rear garden with wooden decking area
- Popular location within easy reach of amenities
- Excellent bus services and near cycle network
- EPC C

Description

40 Pirniefield Place is a well-presented three bedroom semi detached villa (83 sqm) with rear private garden and gated driveway situated in the popular residential Leith Links area. The location is excellent with an array of local amenities and schools and is a close distance to the city centre & surrounding areas. The downstairs comprises of an open plan kitchen and living room with small WC off and upstairs has three good sized double bedrooms and the family bathroom.





Central Heating and Double Glazing

The property benefits from Gas central heating and double glazing.

Garden & Driveway

This is a private rear garden accessed from the kitchen and side passage which is complete with a wooden decking and sitting area. The property benefits from a front gated driveway.

Location

Situated approximately two miles northeast of the city centre, the area of Leith Links forms part of Edinburgh's increasingly popular Leith district. The Port of Leith, with its proud identity and sense of community, boasts a fascinating heritage, with many of the old bonded-warehouses and grand merchant buildings having been given a new lease of life as part of a comprehensive regeneration project. Residents enjoy the open green spaces of Leith Links and Claremont Park right on their doorstep. These are home to children's play areas, football pitches, tennis courts, a cricket pavilion, and a community croft. Meanwhile, the services and amenities around Great Junction Street and Leith Walk are minutes' walk away, and just around the corner is The Shore: a cosmopolitan hotspot of artisan cafés, trendy bars, traditional pubs, and award winning restaurants. More extensive shopping is available at Ocean Terminal shopping centre, which accommodates a cinema complex, a 24-hour gym and over fifty high-street stores. Primary and secondary schooling is provided locally and the area benefits from fantastic public transport links travelling across the city and beyond, as well as swift and easy access to the A1 and Edinburgh City Bypass



Council Tax and EPC

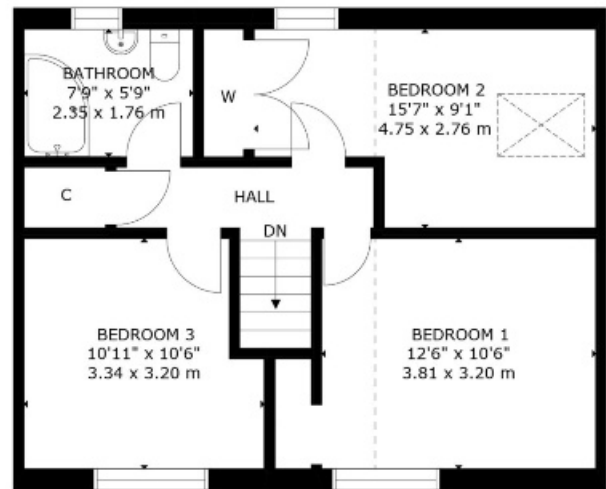
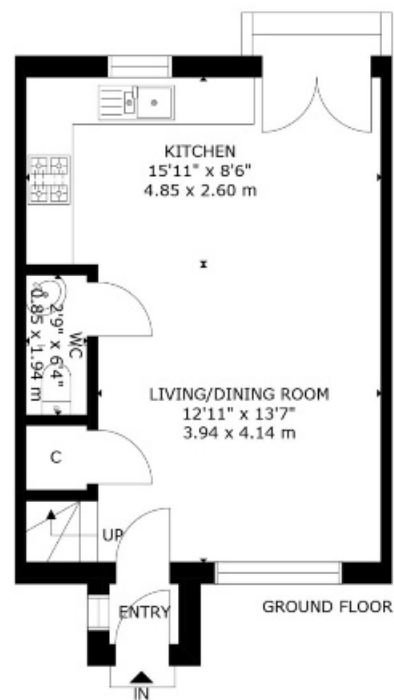
It is in Council Tax band D and has a C-rated Energy Performance Certificate.

Home Report

The property has been valued at £290,000 and the home report is available through the ESPC.

Viewing

By appointment with the Agent telephone 0131 229 3399 (or 0759 58 20611 out with office hours).



FIRST FLOOR

40 PIRNIEFIELD PLACE, EDINBURGH, EH6 7PN
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 893 SQ FT / 83 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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