

26 PILLANS PLACE
LEITH, EDINBURGH, EH6 7DQ

CURRAN & CO
PROPERTY



26 PILLANS PLACE

LEITH, EDINBURGH, EH6 7DQ

OFFERS OVER £215,000



'One of only a handful of main door apartment within the development, 26 Pillans Place is a bright and airy property which forms part of an exclusive residential development in sought-after Leith'

- Exclusive Residential Development
- Rarely Available Main Door Apartment
- Expansive Open-Plan Living / Dining / Kitchen
- Spacious Double Bedroom
- Modern Bathroom
- Contemporary Fixtures & Fittings Throughout
- Gas Central Heating & Double Glazing
- Private Terrace & Unrestricted On-Street Parking



Description

26 Pillans Place is an exceptionally bright and airy main door flat, forming part of an exclusive residential development in sought-after Leith. One of only a handful of main door properties within the development, it offers an expansive open-plan living area that highlights the impressive sense of space. Finished to a high standard throughout, the property also benefits from a private terrace and quality fittings that enhance its contemporary appeal.

The accommodation comprises: entrance area with storage cupboard; sizeable open-plan

living/dining space with patio doors opening to the terrace; contemporary fitted kitchen with base and wall-mounted units, and integrated appliances including an oven, induction hob, extractor hood, fridge/freezer, and dishwasher; sizeable walk-in storage/utility cupboard; generously proportioned double bedroom with fitted wardrobes; and a modern tiled bathroom with shower over the bath, fitted storage, and a heated chrome towel rail. Further benefits of the property include gas central heating and double glazing.

Externally, there is a private terrace

bordered by shrubbery, and unrestricted on-street parking within the development.

Extras

The sale includes all curtains and integrated kitchen appliances.

EPC Rating

The energy efficiency rating of this property is Band B.

Council Tax

This property is subject to Council Tax Band C.





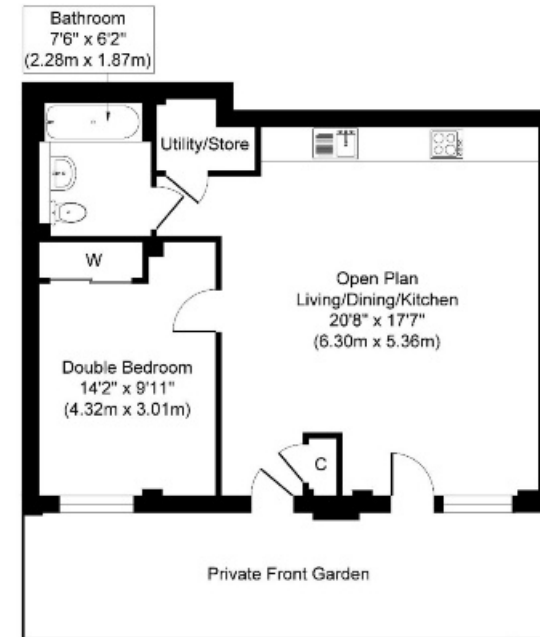
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Approximate Floor Area
581 sq. ft
(54.00 sq. m)

Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.
All measurements are approximate and are generally taken from the widest point.