

**44 Pillans Walk  
Ropemaker Street  
Edinburgh EH6 7DY  
Offers Over £230,000**

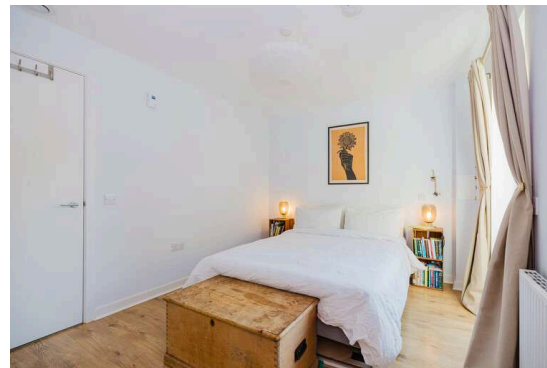
- Open plan kitchen/living/dining room
- Modern kitchen fitted with a range of floor and wall mounted units, induction hob, electric oven and integrated appliances
- Double bedroom with fitted wardrobes and French doors to private patio area
- Box room
- Bathroom fitted with three-piece suite and mains shower over the bath
- Gas central heating and double glazing
- Well kept communal gardens
- Residents parking

**Council Tax Band: C**

**Tenure: Freehold**

**Annual Service Charge: £504**

**Shared Ownership: N**





## Lower Flat

Blair Cadell is thrilled to present this rarely available main-door flat in the highly desirable Leith Links area. Nestled in the heart of a modern, beautifully landscaped development, this immaculate property is just moments from fantastic amenities, excellent transport links, and expansive green spaces.

The accommodation features a bright and welcoming open-plan living, kitchen, and dining area, bathed in natural light from full-length windows that offer open views—an ideal setting for relaxing or entertaining guests. The sleek, modern kitchen is well-equipped with a range of wall and floor-mounted units, an induction hob, electric oven, and integrated appliances—all included in the sale. The spacious double bedroom, with fitted wardrobes and French doors opening to a private patio, provides the perfect spot to enjoy your morning coffee. Additionally, there is a versatile box room, perfect as a home office, and a contemporary bathroom with a three-piece suite and a mains-powered shower over the bath. The property benefits from double glazing and gas central heating throughout, ensuring comfort and energy efficiency. Residents also enjoy convenient on-street parking and access to well-maintained communal gardens.

This exceptional flat is located less than a mile from the trendy Shore district, renowned for its Michelin-starred restaurants, all just a leisurely 10-minute walk away. Ocean Terminal, offering a multi-screen cinema, gym, spa, and a variety of high-street shops, is also close by. The vibrant areas of Leith Walk, Easter Road, and Great Junction Street, with their wide range of cafés, restaurants, bars, and supermarkets, are just half a mile away. The city centre is easily accessible via the newly extended tram service, with the nearest stop only a five-minute walk from the property. Outdoor enthusiasts will love the proximity to the green spaces of Leith Links, Seafield Recreation Ground, Craigentenny Golf Course, and local tennis courts.

**Viewing by appointment on 0131 337 1800**







COLONIES



Property Centre:  
1 Harrison Gardens  
Edinburgh EH11 3NA  
Tel: 0131 337 1800  
Fax: 0131 337 1118

DX ED 92, Edinburgh  
E-mail: [property@blaircadell.com](mailto:property@blaircadell.com)  
[www.blaircadell.com](http://www.blaircadell.com)

