



13/1 Pirniefield Place
Edinburgh, EH6 7PL

A

"13/1 Pirniefield Place is a beautifully presented first floor flat situated in a converted Georgian townhouse"

- HALLWAY
- LIVING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- ON STREET PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





LOCATION

Leith Links is an extremely popular residential area situated to the east of Edinburgh. The property is a short distance from the cosmopolitan area of the Shore, which offers a wonderful selection of bars, restaurants and specialist shops.

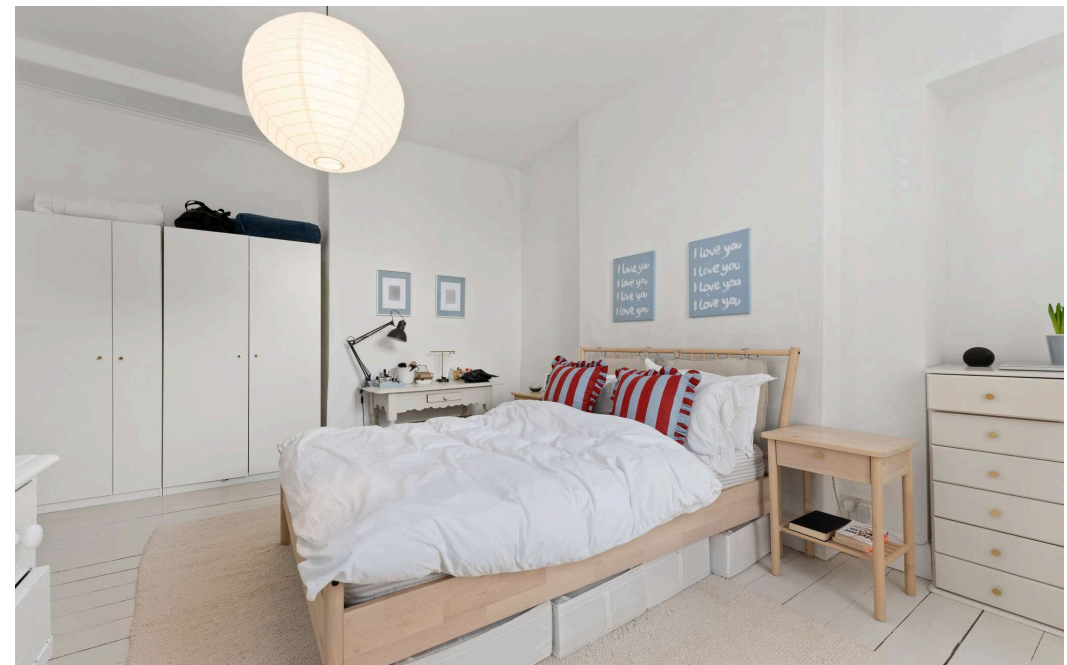
The nearby Ocean Terminal has an excellent range of shops, multi-screen cinema complex and is home to the impressive Royal Yacht Britannia. Further shopping can be carried out in the neighbouring Leith, Meadowbank and Portobello areas.

The sports minded will appreciate the wide variety of recreational facilities including, Victoria Baths and Fitness Centre, two local outdoor bowling clubs, Leith Franklin Cricket Club and the well known Leith Links where many sporting activities take place.

Education is well served locally from nursery, primary and secondary schooling. The refurbished Edinburgh College and Queen Margaret University campus are all easily reached.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.



DESCRIPTION

13/1 Pirniefield Place is a beautifully presented first floor flat situated in a converted Georgian townhouse within a quiet residential area.

The property is in a desirable residential district of the city, close to local amenities, excellent commuting links and the delightful open space of Leith Links.

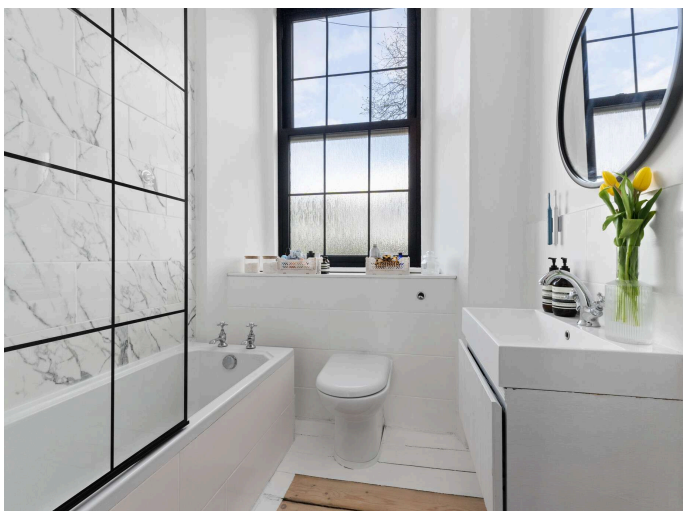
Accommodation comprises: welcoming hallway with useful storage cupboard; bright and spacious living room with feature fireplace and space for a table and chairs; fitted kitchen with wall and floor units and built in cooker with gas hob and fan; good sized double bedroom with cupboard space; second good sized bedroom and a bathroom with three-piece suite and shower over bath.

Further benefits include gas central heating, double glazing and on street parking.

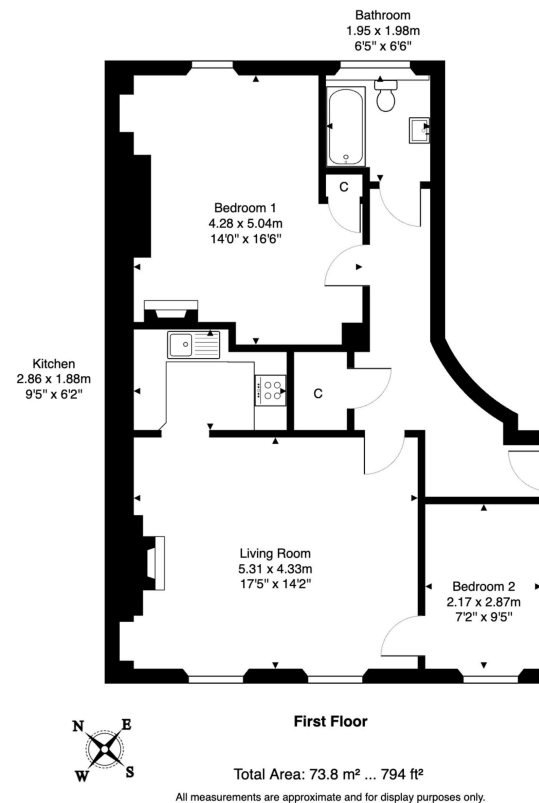
EPC RATING

The energy efficiency rating for this property is band C

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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