











Offers Over  
**£175,000**

## 8/13 Pirrie Street

Leith | Edinburgh | EH6 5HY

This attractive, beautifully presented top floor flat forming part of a traditional tenement, is presented to the market in true move-in condition and situated within the heart of the Leith district. The flat is close to many local amenities and within five minutes' walk of tram and bus stops with transport links across the city. The accommodation would undoubtedly appeal to first time buyers, couples, and young professionals and early viewing is highly recommended.

-  1 large double bedroom
-  Box room
-  1 kitchen/living room
-  1 shower room
-  Permit/metered parking
-  Communal garden
-  EPC rating - C
-  Council tax band - B



## Description

In brief the accommodation comprises; welcoming entrance hallway with built-in storage and useful box room/study located off, generously proportioned and bright lounge/dining open plan to modern fitted kitchen, light and airy double bedroom and contemporary shower room. The bedroom and kitchen diner had newly fitted laminate flooring and the shower room was upgraded in 2023. Further benefits include gas central heating, double glazing, secure entry system upgraded in 2022, and a total roof replacement completed March 2024.



## Extras

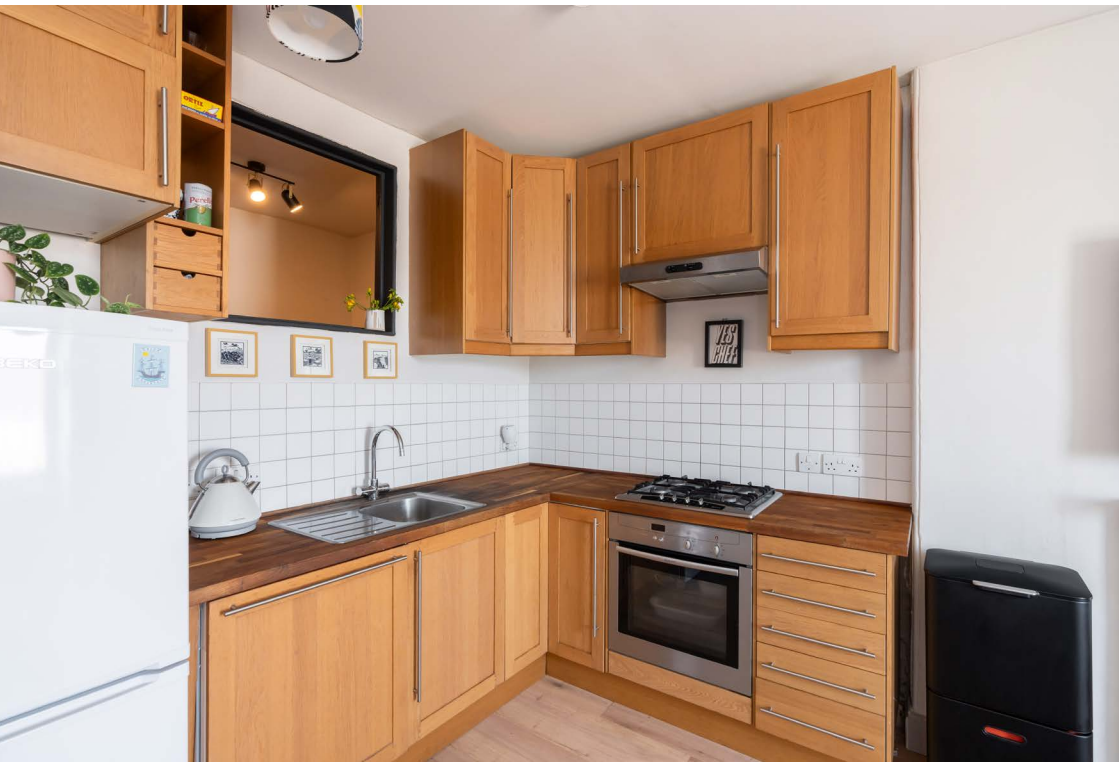
All fitted floor coverings will be included in the sale together with the integrated oven/hob, fridge/freezer, washing machine and dishwasher.

## Gardens & Parking

There is a well-maintained communal garden located to the rear of the property together with permit/metered parking to the front and surrounding area.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

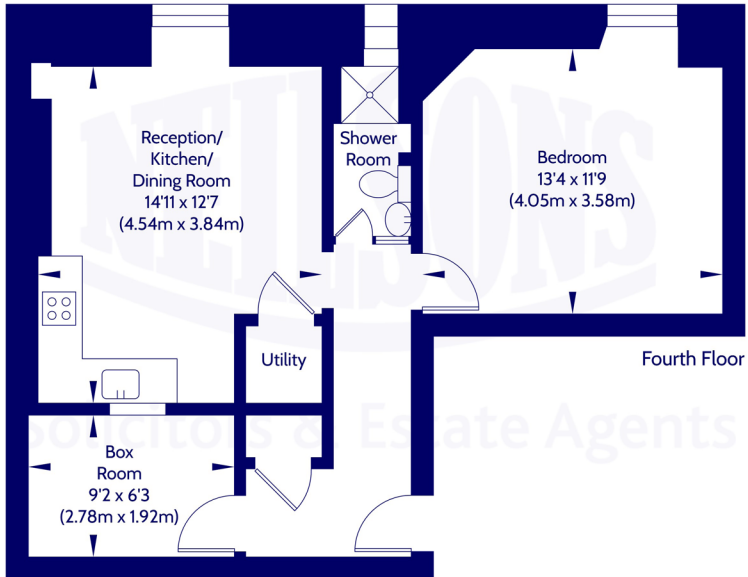
The property is in the vibrant and sought-after Leith district of Edinburgh and is situated less than two miles from the City Centre, within proximity to Waverley train station and all of Edinburgh's superb shopping facilities, cinemas, theatres, concert halls and restaurants.

There are a fantastic range of specialist shops, cafes, restaurants and bars on Leith Walk. Further amenities can be found in the cosmopolitan Shore district which offers a great choice of popular bars and world-renowned restaurants. There are a variety of great outdoor spaces nearby including the wonderful Leith Links, the Water of Leith Walkway, Holyrood Park and Arthur's Seat. The recently completed trams to Newhaven project provides a direct connection to the city centre and the airport, making travel for work or leisure swift and comfortable. There is a regular bus service to the City Centre and surrounding areas and the City-Bypass is easily accessible with links to central Scotland's main motorway network.





Approx. Gross Internal Floor Area 49.36 Sq M / 531 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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