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Offers Over

£300,000

13/36 Pillans Place

Leith | Edinburgh | EH6 7FG

Stunning two bedroom top floor flat pleasantly situated in a modern development within the high amenity district of Leith. Enjoying amazing views of Edinburgh's skyline whilst being positioned close to fantastic local amenities and transport links, the property is well-suited to a variety of purchasers including professionals.

-  2 beds
-  1 public
-  2 bathrooms
-  Underground parking
-  EPC Band - B
-  Council Tax Band - D

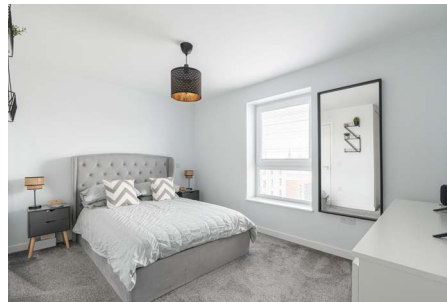


Description

Internally, the property is presented in true move-in condition while briefly comprising of; welcoming entrance hallway with a useful storage cupboard, open-plan lounge/kitchen/diner with a range of integrated white goods, breakfast bar, under-unit lighting, and a private balcony enjoying picturesque views of Edinburgh's skyline, generous principal double bedroom with integrated wardrobes and further impressive views, contemporary partially-tiled en-suite shower room with a double cubicle and heated towel rail, second sizeable double bedroom with integrated wardrobes and more enviable views, and a partially-tiled bathroom suite with an over-bath shower and heated towel rail.

Further benefits include a communal passenger lift, gas central heating and double glazing throughout.

Factor fees are payable of approximately £800 per annum.



Extras

Selected fixtures and fittings, including; integrated induction hob, oven, extractor hood, fridge-freezer and washing machine, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

For the car owner, there is an allocated underground parking space providing secure parking off-street. There is also unrestricted parking on-street parking to accommodate visitors.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

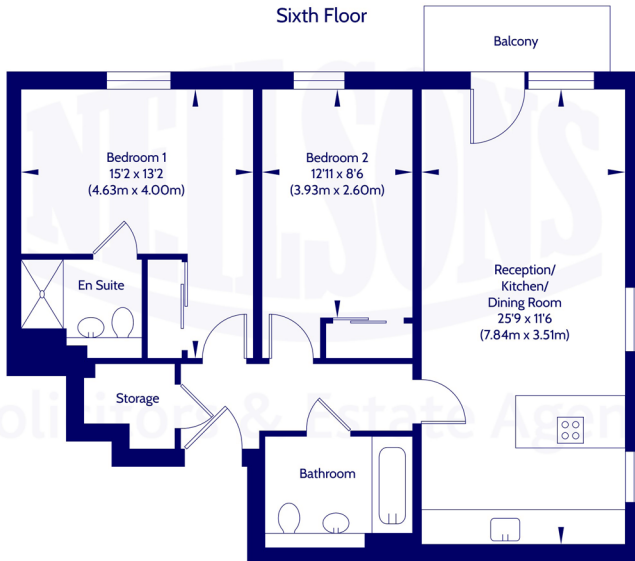
The property is in the vibrant district of Leith which is conveniently situated approximately one mile east of Edinburgh City Centre. There are excellent public transport links, including the extended tram network to the City Centre and surrounding areas and many of the Capitals renowned restaurants, bars, art galleries and attractions are within comfortable walking distance. There are a fantastic range of leisure opportunities in the surrounding area including the green open spaces of Leith Links, Holyrood Park, Arthurs Seat and Craighentinnny Golf Course. The cosmopolitan Shore area of Leith is within proximity and offers a superb array of bars and world class restaurants as well as the Ocean Terminal Shopping Centre which houses many high street stores, a multi-screen cinema and a large Pure Gym.





Approx. Gross Internal Floor Area 72.81 Sq M / 784 Sq Ft.

Sixth Floor



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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