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Offers Over

**£215,000**

## 13/25 Pillans Place

Leith | Edinburgh | EH6 7FG

An excellent opportunity has arisen to acquire this superb one bedroom fifth floor apartment, forming part of the impressive Ropeworks development within the ever popular district of Leith. The property is close to excellent amenities and transport links and would undoubtedly appeal to first time buyers and professionals.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Lift/Stair Access
-  Residents Parking
-  Communal Grounds
-  EPC Rating – B
-  Council Tax Band – C



## Description

In brief the accommodation comprises; secure entry system, lift and stair access to all floors, welcoming entrance hallway with useful storage, light and airy reception/dining room with access to balcony, open plan modern fitted kitchen with peninsula and integrated appliances, spacious double bedroom with fitted wardrobes and contemporary bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



## Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen.

## Gardens, Parking and Factor

The development is set amidst well maintained communal garden grounds and benefits from a secure bike store. For the car user there is residents parking to the rear as well as on-street parking within the surrounding area. There is a factoring fee of approx. £800 per year. This includes the maintenance of communal areas, including the lift and buildings insurance.

## Viewing

By appointment through Neilsons 0131 625 2222.





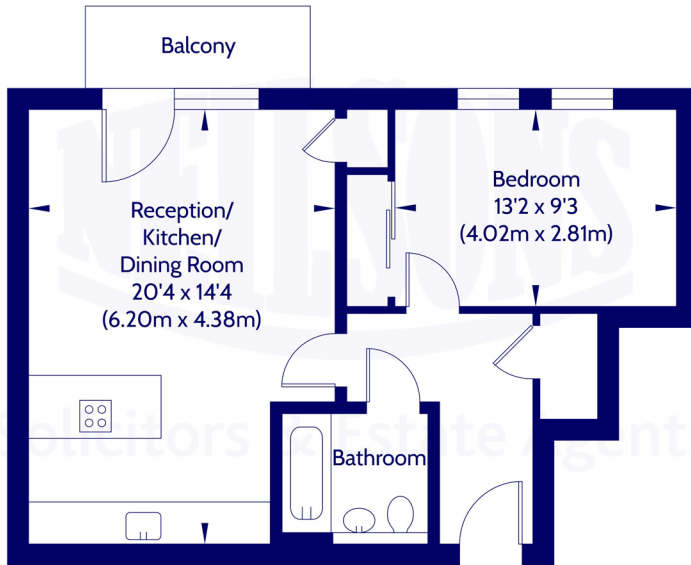
## Location

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 Craighentenny 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 51.86 Sq M / 558 Sq Ft.



Fifth 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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