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Offers Over

£290,000

12 Pirniefeld Gardens

Leith Links | Edinburgh | EH6 7QD

Quietly positioned within a popular residential pocket beside Leith Links, this impressive and extended two-bedroom terraced villa offers superb space, and potential – ideal for professionals, couples, and growing families. Enjoying close proximity to excellent local amenities and transport links, the home provides an appealing blend of comfort and convenience.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Private gardens
-  On-street parking
-  EPC Band - C
-  Council Tax Band - D



Description

A welcoming entrance hallway leads into the bright and spacious bay-fronted lounge, filled with natural light and centred around a feature electric fireplace. To the rear, the extended kitchen/dining area forms a fantastic everyday living and entertaining space. It features a central island with breakfast bar, a range of integrated and freestanding appliances, partial tiling to splash areas, and sliding patio doors opening directly onto the rear garden. A useful understairs cupboard offers additional storage.

Upstairs, the landing provides access to the attic via a Ramsay ladder. The generously proportioned principal bedroom enjoys a front-facing outlook and includes excellent fitted storage, incorporating wall-to-wall cabinetry, a dressing table, and mirrored sliding wardrobes. The second bedroom is also a well-sized double with a peaceful rear aspect and space for freestanding furniture. The fully tiled bathroom completes the accommodation, finished with tiled flooring and a shower-over-bath.

Further benefits include gas central heating and double glazing.



Gardens & Parking

Externally, the property benefits from a private front garden with a monoblock path and chipped areas. The low-maintenance rear garden features a split-level patio and raised beds, forming a delightful outdoor space for relaxing or entertaining. For the car owner, there is unrestricted on-street parking to accommodate both resident and visitors alike.

Extras

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

Viewing

By appointment through Neilsons 0131 625 2222.





Location

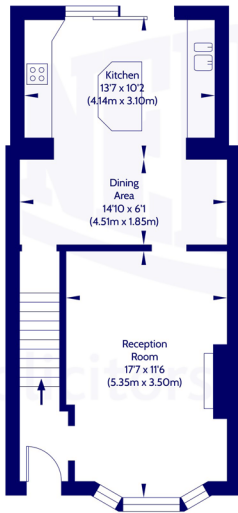
The property enjoys an enviable position in the desirable residential district of Leith Links, lying just two miles (approx.) east of Edinburgh's City Centre. The delightful open spaces of Leith Links are within easy reach and slightly further afield is the cosmopolitan Shore area of the city hosting an array of bars, bistros and world class restaurants. Nearby Leith Walk boasts a variety of busy cafes, boutique shops and popular bars together with some of the hottest eateries Edinburgh has to offer. The property is just a short drive or cycle from Portobello Beach, with its famous promenade, and is well placed for accessing East Lothian and its beautiful beaches and iconic golf courses. Edinburgh City Centre is accessed via a frequent bus and tram service, or for the active commuter, via the recently installed cycle lanes.



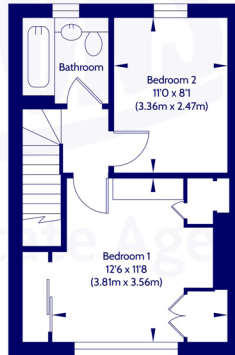


Approx. Gross Internal Floor Area 76 Sq M / 821 Sq Ft.

Ground Floor



1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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- [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.



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