





Welcome

Welcome to Pillans Walk, this fabulous, two bedroom terraced property arranged over two levels offers excellent modern day living with a private garden to the front, along with a secure storage unit. The property forms part of the Ropeworks development ideally located in the popular area of Leith, close to an abundance of local amenities, transport links and the wonderful open space of Leith Links; professionals, first-time buyers, or investors are sure to love the location close to not only vibrant Leith Walk but also the cosmopolitan Shore, and with the City Centre within easy reach, it offers the best in city living. The property is presented to the market in excellent order throughout, given how popular these property types are, we would recommend an early viewing.

- Welcoming hallway with useful storage facilities.
- Fabulous open plan living/kitchen and dining area.
- Downstairs cloaks comprising WC and wash hand basin.
- Two double bedrooms on the upper level.
- Family bathroom comprising WC wash hand basin, bath with shower over.
- Attic storage.
- Gas central heating.
- Double glazing.
- Private garden to the front the secure storage unit.
- Residents and visitors parking available





Leith

Located a short distance from Edinburgh's City Centre, Historic Leith is a vibrant, popular area with an exceptional variety of leisure, dining, and retail choices. Within a two-minute walk is Leith Links- a wonderful spot for walking and running which boasts tree-lined avenues and walkways, recreational sports pitches, tennis courts, play areas, and pétanque Courts. Lively eating and drinking spots are close by on Leith Walk, the mile-long main thoroughfare connecting the City Centre with the port of Leith. The nearby waterfront Shore boasts Michelin-starred restaurants along with many others fantastic eateries. Discover superb leisure amenities at Craighentinny Golf Course, David Lloyd Newhaven with indoor and outdoor swimming pools, fitness classes, and a state-of-the-art gym; and Ocean Terminal, which has a VUE Cinema, well-known eateries, and a 24hr PureGym. Daily shopping needs are met by an eclectic mix of convenience stores, independent retailers, and grocers, whilst a large Tesco sits minutes away at the foot of Leith Walk. Additionally, there is St Mary's RC Primary School right at the doorstep and many nurseries close by. Superb transport links ensure that regular bus and tram services take you swiftly into the City Centre, Waverley Train Station, and onward to Edinburgh International Airport.

Agents note

This development is factored by Ross & Lidell with an approximate annual fee of £600.00 which includes buildings insurance. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.



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CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.

