



Leith Links

99 Pirniefield Place
EH6 7PY



Terraced House

OFFERS OVER £290,000

- Entrance hall
- Living room
- Kitchen
- 2 double bedrooms
- Family bathroom
- Private front and rear garden
- Situated close to Leith Links
- Gas central heating
- Double glazing
- Unrestricted on street parking
- Attic space



Viewing - by appointment call
Beveridge & Kellas on 0131 554 6321





Viewing is highly recommended of this 2 bedroomed terraced house situated within a popular residential area just off Leith Links. The area is well served with good shopping facilities and transport services to the city centre and surrounding area. A choice of schooling is also available at both primary and secondary level. Local recreational facilities include the wide-open spaces of Leith Links, and a multi-screen cinema, gym and restaurant facilities at The Ocean Terminal. A further choice of bars, bistros and restaurants can be found at the cosmopolitan Shore area of Leith.

The property opens to an entrance hallway which has stairs to the upper level (with built in storage), and the living room off. The bright, front facing living room features a bay window, wooden floor, a handy built in cupboard, and the kitchen off. The kitchen is situated to the rear and has base and wall units, integrated oven and gas hob, a pantry cupboard, and gives direct access to the rear garden.

Upstairs the landing gives access to the rest of the accommodation and has a hatch to the attic. A well-proportioned double bedroom is situated to the front of the house. The second double bedroom is to the rear and has a wooden floor.

The rear facing family bathroom completes the accommodation and has partially tiled walls, bath with an overhead shower, WC, wash hand basin within a vanity unit, and a heated towel rail.

Additional benefits include private front and rear gardens, double glazing, gas central heating and unrestricted on street parking.

EXTRAS

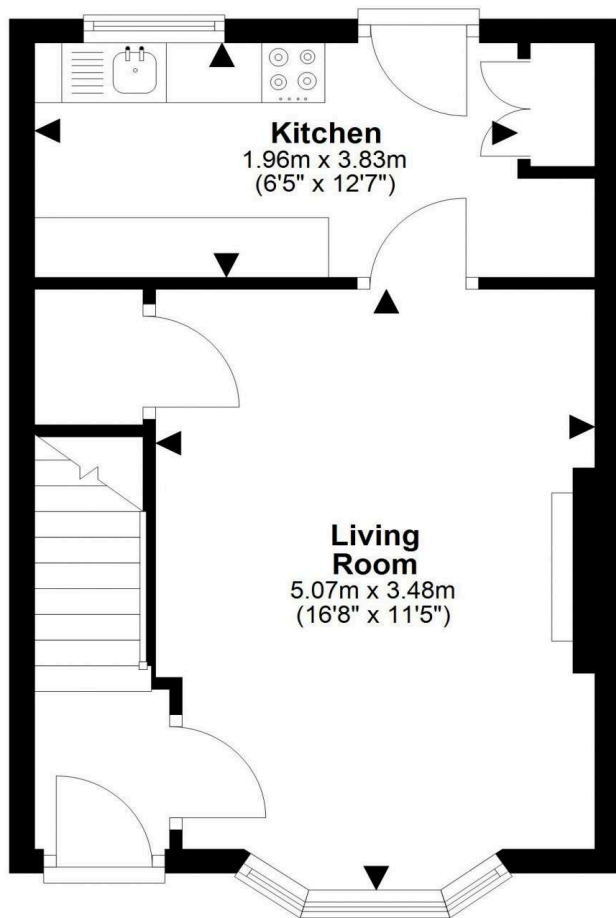
All curtains, blinds, carpets and light fittings to be included in the sale. No freestanding white good to be included in the sale (no warranties to be given).

OFFERS

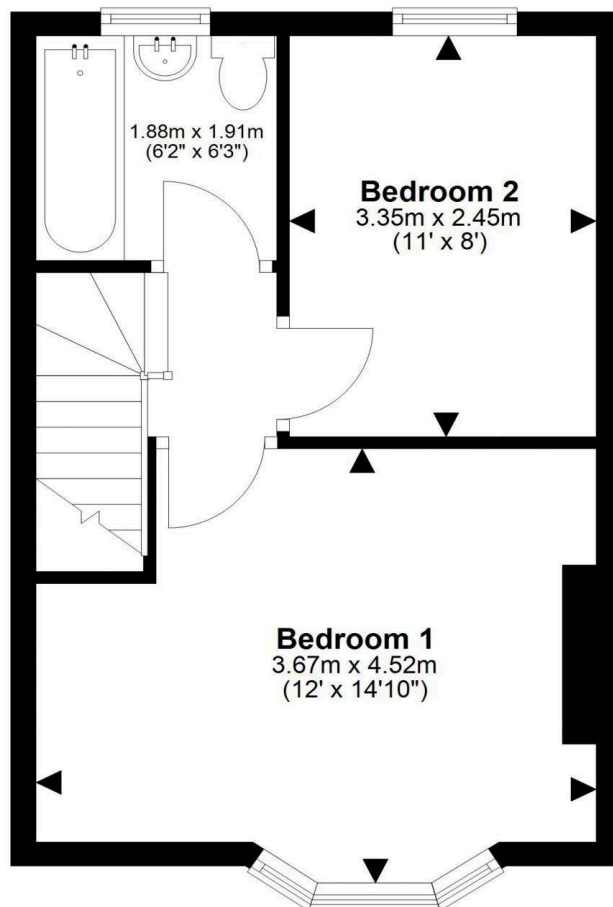
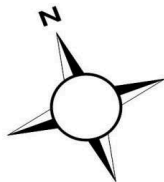
Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.







Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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