



2/1 Pirrie Street, Edinburgh

Offers Over £155,000

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Leith is situated a short distance to the north of the city centre, it is an area renowned for its ancient architecture and cultural heritage and today it is home to the Scottish Executive and the Royal Yacht Britannia. There are plenty of shopping facilities in the area including an Asda supermarket at Newhaven Harbour and a Tesco on Duke Street. Further amenities are easily accessible at The Shore and Ocean Terminal is a short distance away. Leith Walk offers an array of artisan coffee shops, bakeries, trendy bars, eateries and independent shops. The Playhouse Theatre and the Omni Centre are just short bus trip away. Waverley Station and St Andrews Square bus station are also easily accessible. Efficient bus & tram services run to and from the area to the city centre and Edinburgh Airport. There are good road links to all major motorway networks.

Welcome to this cosy one bedroom ground floor flat that is up for grabs without any chains attached, making it an easy and stress-free purchase for you.

Step inside to find yourself in a space that exudes comfort and convenience. The flat boasts a spacious double bedroom with built-in wardrobes, providing you with ample storage space and a peaceful retreat to unwind after a long day.

Whether you're a first-time buyer looking to step onto the property ladder or an investor seeking a promising opportunity, this flat ticks all the boxes. Its prime location within a tranquil corner of Leith offers a perfect balance of peace and convenience.



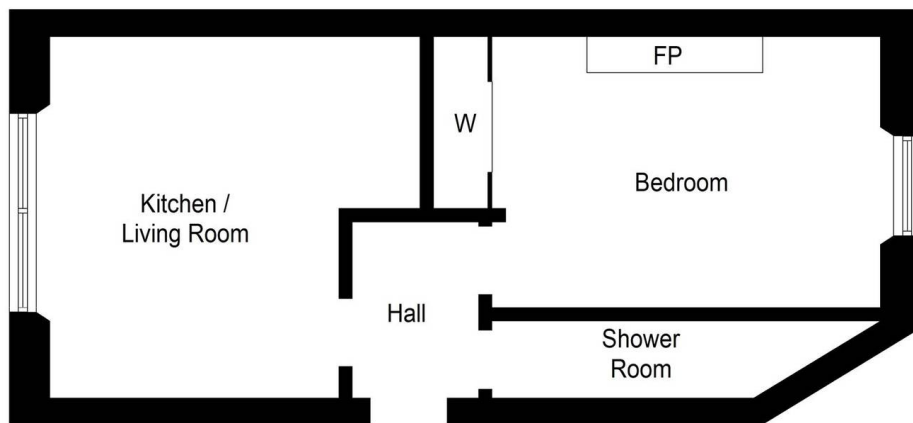
2/1 Pirrie Street

Edinburgh, Edinburgh

- One Bedroom Ground Floor Flat
- Available As A Chain Free Purchase
- One Double Bedroom With Built In Wardrobes
- Perfect For First Time Buyers Or Investors
- Nicely Positioned Within A Quiet Pocket Of Leith
- Communal Garden To The Rear
- Excellent Transport Links

Plenty of storage, double bedroom, communal garden, and great convenience in this charming 1-bed ground floor flat. Ideal for first-time buyers or investors. Enjoy Leith living at its best. Schedule a viewing today!





Approximate Floor Area
395 Sq. ft.
(36.7 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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