



7 (1F2) Pirrie Street

Leith, Edinburgh, EH6 5HY



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This charming flat lies in a prime area & offers a great opportunity for first-time buyers & investors

- Sitting room/kitchen with pantry
- Double bedroom w/ walk-in wardrobe
- Shower room
- Separate WC
- Gas central heating & double glazing
- Communal rear garden
- Secure entryphone system
- Requires upgrading & modernisation
- Excellent location close to amenities



Fixed Price: £145,000

EPC Rating: C

Council Tax: A

Tenure: Freehold

Further information can be found in the home report.

vmh.co.uk

About the Property

Located in the desirable Leith district, this charming first-floor flat presents an excellent opportunity for first-time buyers or investors seeking a buy-to-let property. Situated just a short walk from the vibrant area of The Shore, this flat is ideally placed for various amenities, trendy bars and restaurants and easy access to the city centre and beyond.

The property provides a comfortable living space with great potential and its bright accommodation, along with benefits such as gas central heating, double glazing, and a lovely shared garden, make it an appealing home ready for personal touches and improvements.

Extras

To include all fitted floor coverings, light fittings, blinds, washing machine, fridge/freezer & cooker.

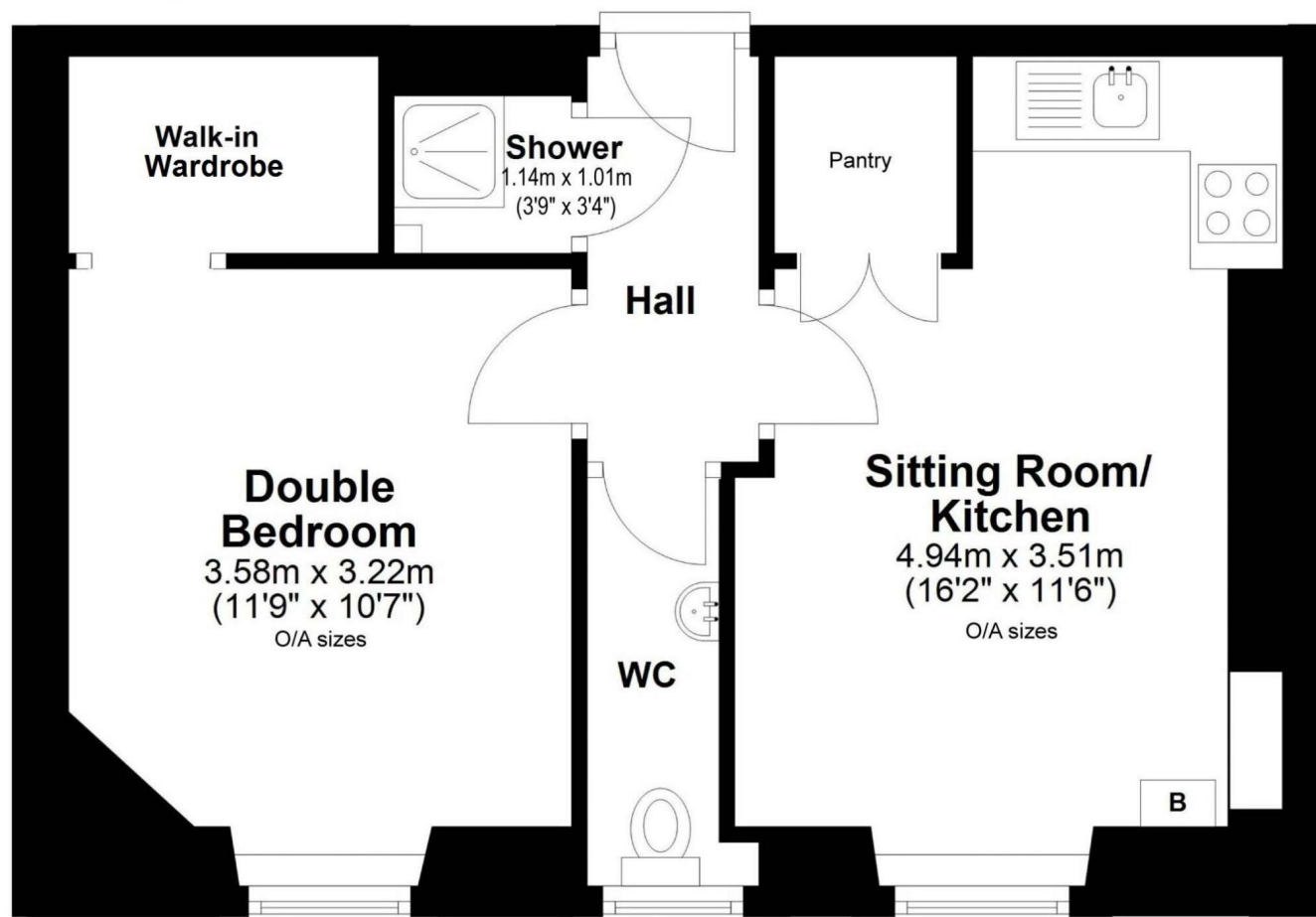




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Total Area: 38.2 m² ... 411.4 ft²

All measurements are approximate and for display purposes only



First Floor

Location

Leith is situated a short distance to the north of the city centre, it is an area renowned for its 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, Leith. 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 Andrew's 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.





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