

KILGOUR

PROPERTY



19/10 Pillans Place, Edinburgh EH6 7FJ





- Spacious Lounge (Balcony Off)/open plan kitchen Diner
- 2 Bedrooms (Master En Suite)
- Bathroom
- Gas Central Heating
- Double Glazing
- Communal Grounds
- Secure Communal Entry
- Underground Parking
- Factor Fee – £57 approx PCM at time of sale
- Council Tax – Band D
- EPC – Band B

Viewing by appointment through selling agent on 0131 273 5233

Description

A stylish and very well presented 2nd floor flat set within a highly sought after modern development close to amenities and very well placed for commuting.

The property benefits from gas central heating and is fully double glazed. There is a balcony off the lounge offering excellent views and well maintained communal areas surrounding the building.

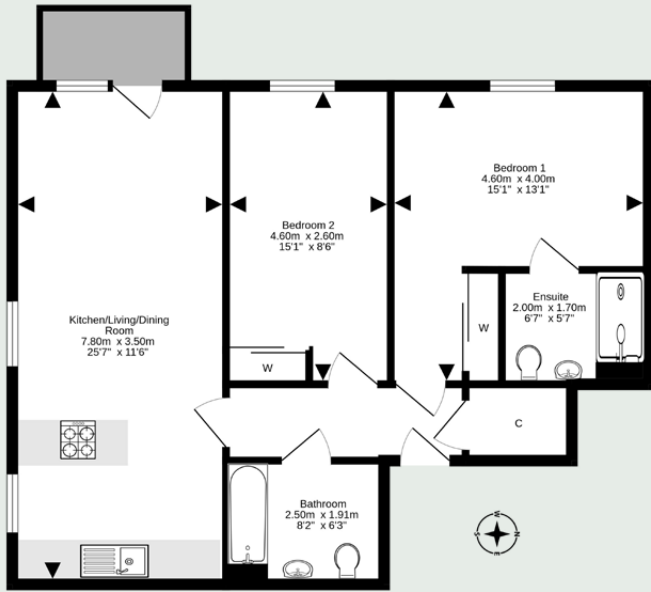
Entrance into the building is gained via a secure entry system, there is a lift giving access to all floors and a allocated parking space withing the underground car park.



Location

Leith, a historic port and once a separate Burgh, is now very much a vibrant and fashionable area of the city with a distinctly cosmopolitan ambience. Home to The Royal Yacht Britannia, there is a wonderful variety of trendy restaurants (including two Michelin starred restaurants), galleries, bars and bistros, all within walking distance. Leith Walk offers an eclectic mix of small speciality shops as well as a large branch of Tesco and Leith Farmers' Market (every Saturday) is the perfect place to pick up fresh local produce. In addition, the Ocean Terminal Shopping Mall plays host to a number of High Street names, as well as a multi screen cinema, a 24 hour gym and several popular eateries. There is a 24 hour Asda at nearby Newhaven, where there is also a pretty little harbour and a David Lloyd Leisure Centre. There are also various local access points to the city's cycle path network and the Water of Leith walkway. Princes Street and the city centre are readily accessible via regular public transport services which also serve many other parts of the city.



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B
C
EPC BANDD
COUNCIL TAX BAND

Lounge/Open Plan Kitchen Diner	25'7 x 11'6	7.80 x 3.50m
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Bedroom 1	15'1 x 13'1	4.60 x 4.00m
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Bedroom 2	15'1 x 8'6	4.60 x 2.60m
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Bathroom	8'2 x 6'3	2.50 x 1.91m
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