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18 Pirniefeld Gardens

Leith Links, Edinburgh EH6 7QD

18 Pirniefeld Gardens

Nestled in a peaceful cul-de-sac and just a stone's throw from the expansive green of Leith Links, this stunning mid-century bow-fronted semi-detached villa is a true gem. With gardens that wrap around the front, side, and rear of the property, along with a convenient driveway, this home offers both comfort and curb appeal.

As you step through the small hallway, you are greeted by an inviting lounge that radiates warmth and style. The distinctive bow-fronted window floods the space with natural light, creating an airy ambiance perfect for relaxation or entertaining, where the centerpiece is an elegant feature fireplace, complete with a living flame gas fire. Flowing seamlessly from the lounge is a well-appointed galley-style kitchen equipped with modern conveniences including a built-in gas hob and electric oven. Additional storage is provided by a handy pantry, as well as a back door leading you to the delightful rear garden.

Property Summary

- Semi-detached villa
- West-facing lounge
- Galley style kitchen
- Two double bedrooms
- Stylish three-piece bathroom with roll-top bath
- Gas central heating (2 year old combi boiler) & double glazing
- Converted attic, with Ramsay ladder
- Low maintenance gardens to the front, side & rear
- Driveway
- EPC Rating - D | Council Tax Band - D







Beautifully
presented, semi-
detached villa,
close to
Leith Links





Ascend to the upper level where you'll find two comfortable bedrooms. The main bedroom boasts three west-facing windows draped in delicate voile nets that allow soft light to filter through while maintaining privacy. Completing this floor is a charming bathroom featuring a luxurious roll-top bath adorned with an elegant rose shower head above. But that's not all! A converted attic space awaits; accessed via loft ladder and lit by a Velux window, it serves as a versatile area, an ideal hobby room or home office.

low maintenance gardens, wrap to front, side and rear.

A gravel driveway is located in front garden

Extras: fitted floors, light fittings, curtains, blinds, and garden shed, to be included in the sale.

Let us help you find your next
dream property!



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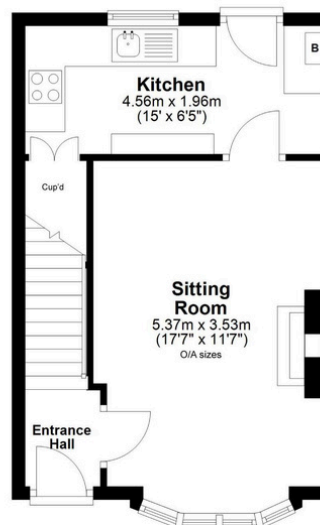
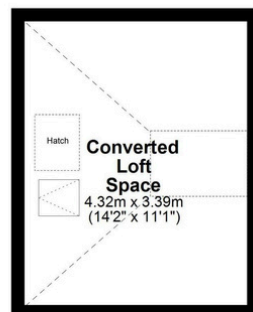


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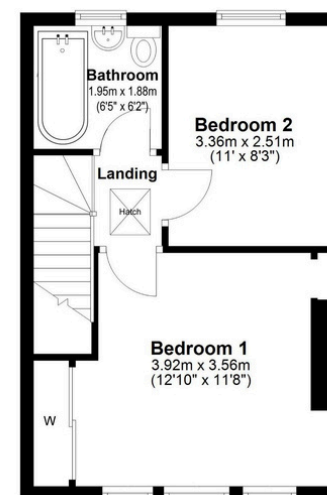
Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Total Area: approx.
64.8 sq.metres (697.5 sq. feet)
(Excluding Loft)



Ground Floor

Approx. 32.8 sq. metres (353.0 sq. feet)



First Floor

Approx. 32.0 sq. metres (344.5 sq. feet)



Location



LEITH LINKS

Leith Links is the vast open green parkland which the properties are set around and famous as the "home of golf" hence the name links. It lies close to the historic port of Leith, where the wealthy merchants built their grand houses around the park. The vibrant and popular Shore area is close by, offering a wealth of bars, cafes and Michelin starred restaurants. Nearby is the Ocean Terminal Shopping Centre, offering high street shopping and includes a gym, cinema and moored alongside is the famous Royal Yacht Britannia and the head quarters of the Scottish Office. The park is a great social hub with local football clubs, children's playground, tennis courts and bowling greens. The old Victoria Baths are close by, now a leisure centre, with swimming pool and fitness suite. The Water of Leith cycle path network is easily accessible with pedestrian/cycle routes, safely connecting you to Edinburgh and outlying areas. An excellent number of regular bus routes, service the area.