



22/12 Pillans Place
LEITH | EDINBURGH | EH6 7AZ


warners
solicitors & estate agents



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Well presented two bedroom second floor apartment located within a popular modern landscaped development, superbly situated to take advantage of the various amenities that Leith has to offer, whilst also within easy reach of the city centre.

Viewing is highly recommended to appreciate this lovely flat that benefits from unrestricted parking, a balcony, gas central heating, double glazing, secure entry and well kept communal areas. The property comprises an entrance hallway with a storage cupboard, a kitchen living room with fully fitted kitchen currently with a breakfast bar, induction hob and oven, washing machine, fridge/freezer, dishwasher and dining area. The spacious living area leads out onto a balcony giving the perfect place to unwind. There are also two well proportioned bedrooms both with built in storage and completing the accommodation is the bathroom with shower over the bath and a heated towel rail.

- Two Bedroom Second floor flat
- Spacious kitchen living room with balcony
- Fitted kitchen
- Two bedrooms with built in storage
- Bathroom with shower over the bath
- Gas central heating and Double glazing
- Secure entry
- Landscaped communal grounds
- Unrestricted on street parking

Extras included in the sale are fridge/freezer, washer/dryer, dishwasher and cooker. Please note the TV bracket in bedroom 1 will not be included in the sale.

EPC rating B. Council Tax band D.

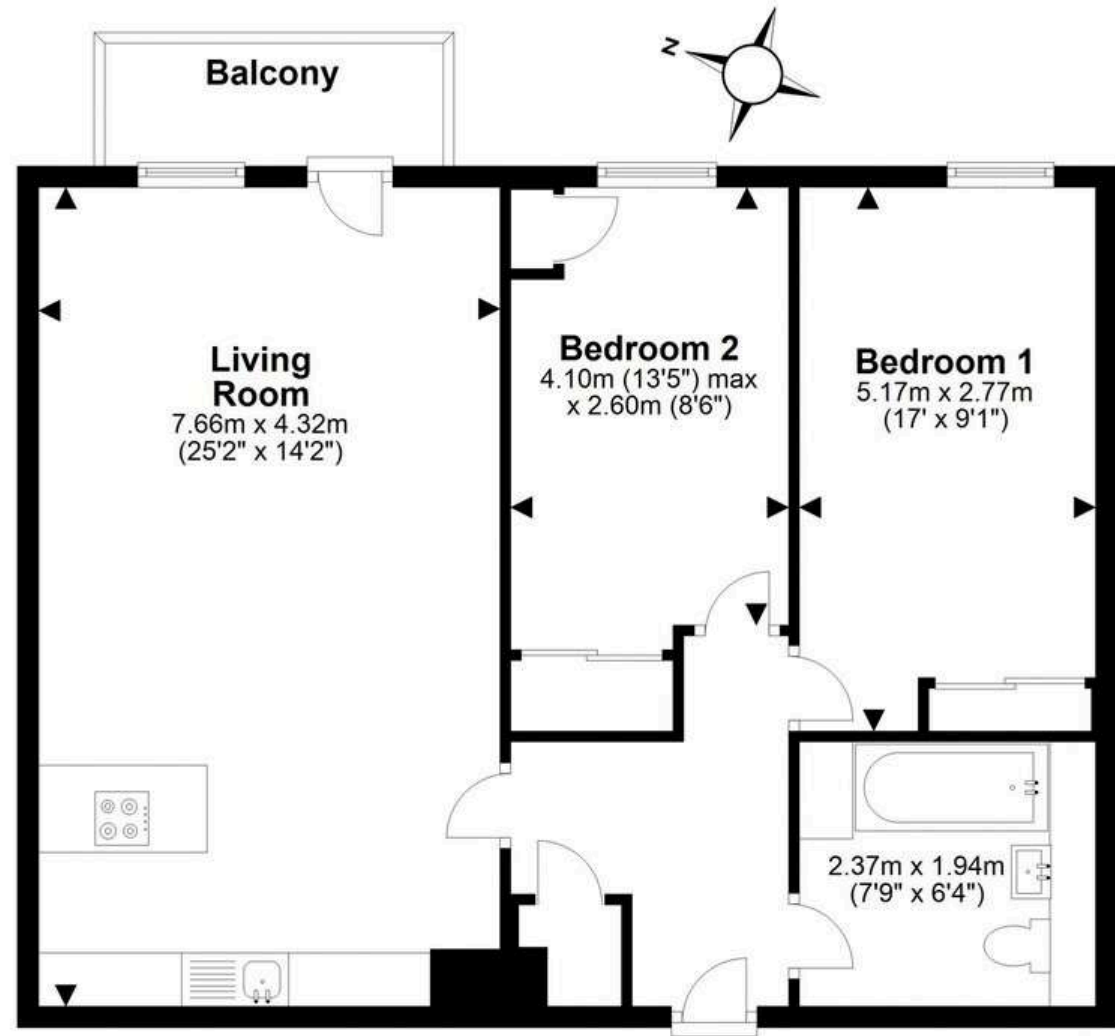
Factor: A monthly factoring fee of £75 is payable to Ross & Liddell for the upkeep of communal areas and buildings insurance.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The vibrant and cosmopolitan area of Leith, voted as one of the best places to live by The Times in 2019, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafes, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the reopened Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market, whilst Nearby Ocean Terminal shopping centre is home to a range of High Street shops, a multi-screen cinema, gym, and restaurants. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green spaces of Leith Links, which is home to Leith Links Tennis and Bowling Club. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym, whilst neighbouring Newhaven is the home of Alien Rock, a large indoor climbing arena. The area offers schools from nursery to tertiary level, including Leith Primary School, St Mary's RC Primary School, Leith Academy, and the Leith School of Art. It benefits from an excellent public transport system with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International Airport.





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