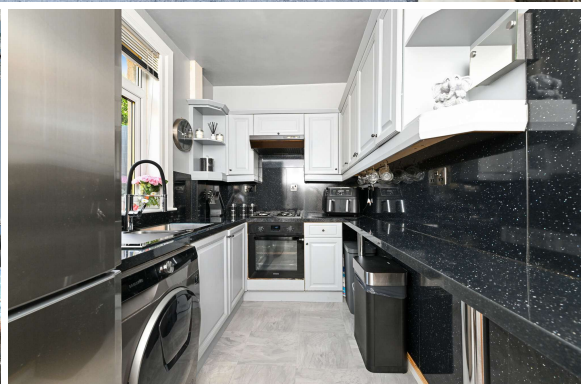




105 Pirniefeld Place
LEITH LINKS | EDINBURGH | EH6 7PY


warners
solicitors & estate agents



105 Pirniefield Place

LEITH LINKS | EDINBURGH | EH6 7PY

Extremely well presented two-bedroom terraced house boasting a private front driveway, landscaped garden and views of Arthur's Seat. Set on a quiet cul-de-sac, moments from quick transport links, vast open green spaces and excellent local amenities, this property is positioned in an extremely sought after residential area, located close to the famous Leith Links. Downstairs the property comprises a spacious living room with attractive Bay window, storage cupboard and traditional cornicing. The fully fitted kitchen gives access out to the rear private garden and currently comprises a fridge/freezer, gas hob, oven and fan and washer/dryer. Upstairs there are two well-proportioned bedrooms, one with built in wardrobes, a floored attic with views of Arthur's Seat and completing the accommodation is the bathroom with shower over the bath. The property also benefits from a fully landscaped rear garden made up of a mixture of gravel, decking and a patio and also benefits from an outside tap.

- Welcoming entrance hall
- Large bay windowed living room
- Stylish fitted kitchen with access to rear garden
- Two well-proportioned bedrooms
- Fully floored Attic with views of Arthur's Seat
- Bathroom with shower over the bath
- Double glazing & Gas Central Heating
- Private rear garden made up of a mixture of gravel, decking and a patio
- Private front driveway

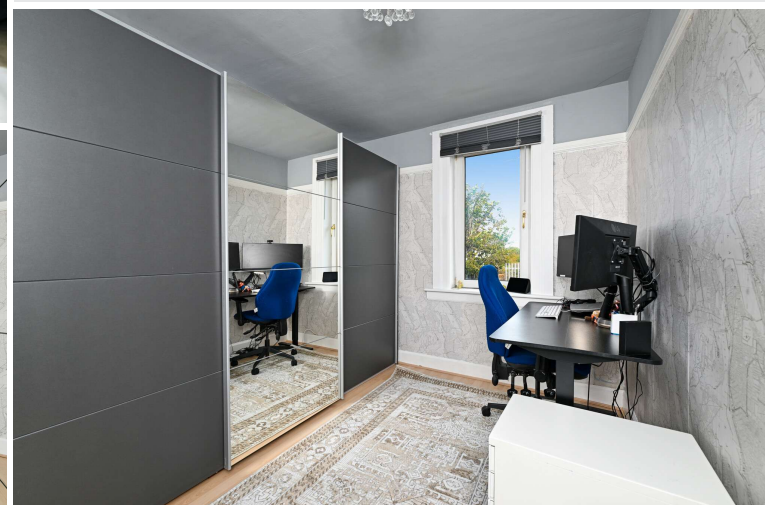
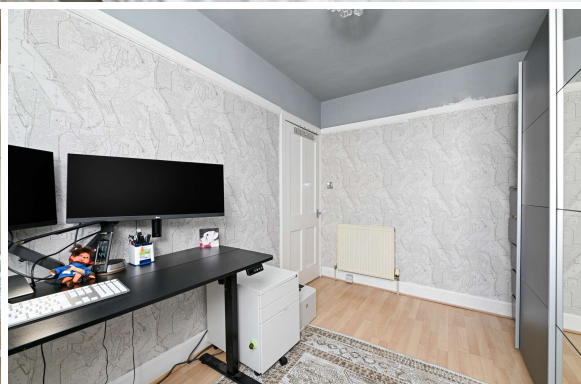
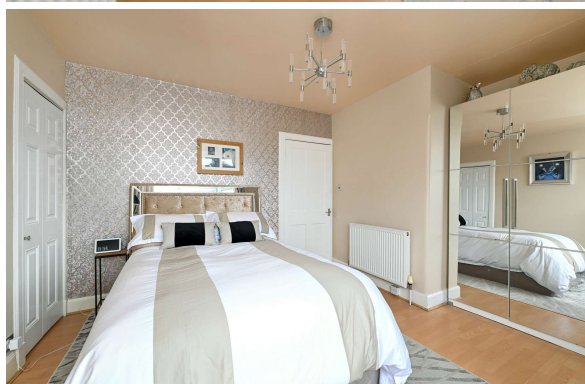
Council Tax Band D, EPC band D

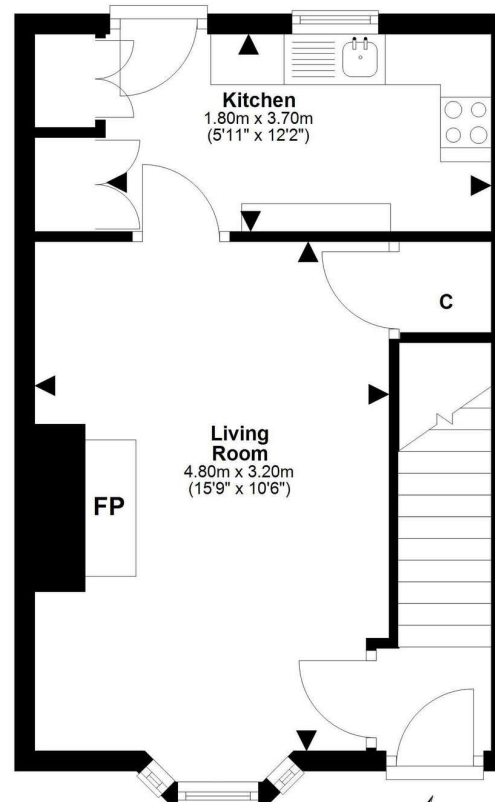
Extras include : Washer dryer, gas oven, hob and fan. All blinds, light fittings , wardrobes and 3 seater leather couch in livingroom.

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

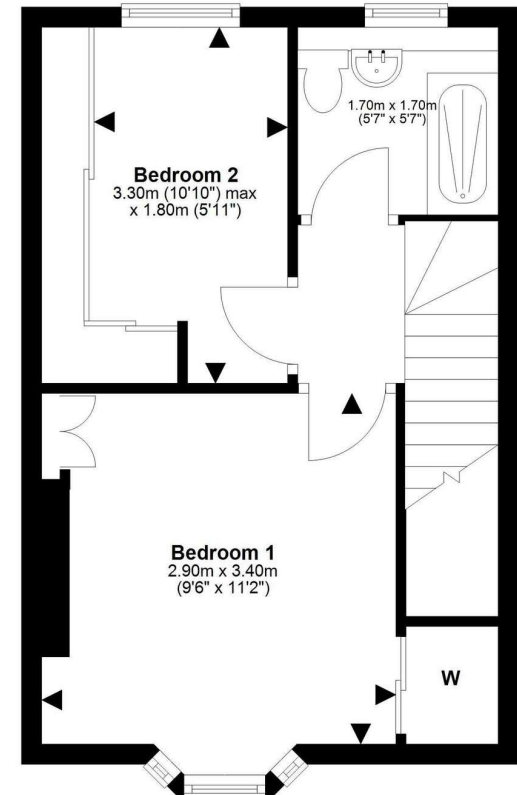


Situated to the northeast of the city, the leafy residential suburb of Leith Links enjoys a tranquil, laid-back ambience within walking distance of the city centre. The vast, open space of Leith Links itself is home to a well-equipped play park, various football pitches and in the summer months it also hosts the annual Leith Festival Gala. Just minutes' walk from vibrant Leith Walk and the trendy Shore district, the area enjoys a fantastic blend of local services and amenities. The bustling shopping area around Great Junction Street, the New Kirkgate and the Foot of the Walk provides everything you need for day-to-day life, while more extensive shopping facilities are available in the city centre or at nearby Ocean Terminal shopping centre. Over recent years Leith has attracted a new generation of trendy bars and restaurants, which sit side by side with traditional pubs, while the neighbouring Shore district boasts no fewer than three Michelin starred restaurants. Sport and fitness enthusiasts have a choice of several gyms and fitness studios including Leith Victoria Swim Centre (traditional Victorian swimming baths with a well-equipped gym and fitness studios) and a 24-hour PURE gym at Ocean Terminal. Leith Links offers an excellent range of schools from nursery to secondary education and also benefits from exceptional public transport links into the city centre and beyond, offering swift and easy access to the Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway networks.





Ground Floor



First Floor

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