



31 Pirniefield Place
LEITH LINKS | EDINBURGH | EH6 7PL


warners
solicitors & estate agents



31 Pirniefield Place

LEITH LINKS | EDINBURGH | EH6 7PL

Beautifully presented three bedroom terraced home set over two floors with landscaped front and rear private gardens and front driveway, situated to the northeast of the city, in the leafy and tranquil residential suburb of the Leith Links, within close proximity to the city centre.

Internally the property is stylish, well planned and beautifully presented, with many pleasing features. Downstairs, there is a cosy living room with attractive bay window, a bright and spacious kitchen/living room with impressive patio doors into the rear landscaped garden that lets an abundance of natural light into the property. The beautifully appointed kitchen currently comprises oven, electric hob and fan, fridge/freezer, dishwasher and living/dining area. There is also a study area, utility cupboard and completing the ground floor accommodation is a downstairs bathroom with a double waterfall shower and a heated towel rail. Upstairs on the first floor there are three well-proportioned bedrooms, the master bedroom benefitting from built in storage, and a further storage cupboard in the hallway. Further benefits on offer include gas central heating, double glazing, front and rear gardens, the rear benefitting from a patio, shed and an outside tap and a front driveway giving off street parking.

- Entrance porch
- Spacious Kitchen/living room with patio doors into the garden
- Fully fitted kitchen
- Three well proportioned Bedrooms
- Stylish bathroom with double waterfall shower
- Downstairs study and utility areas
- Landscaped front and rear garden/front driveway
- Gas central heating and double glazing

Extras included in the sale are all blinds, dishwasher, cooker, refrigerator, washing machine and microwave.

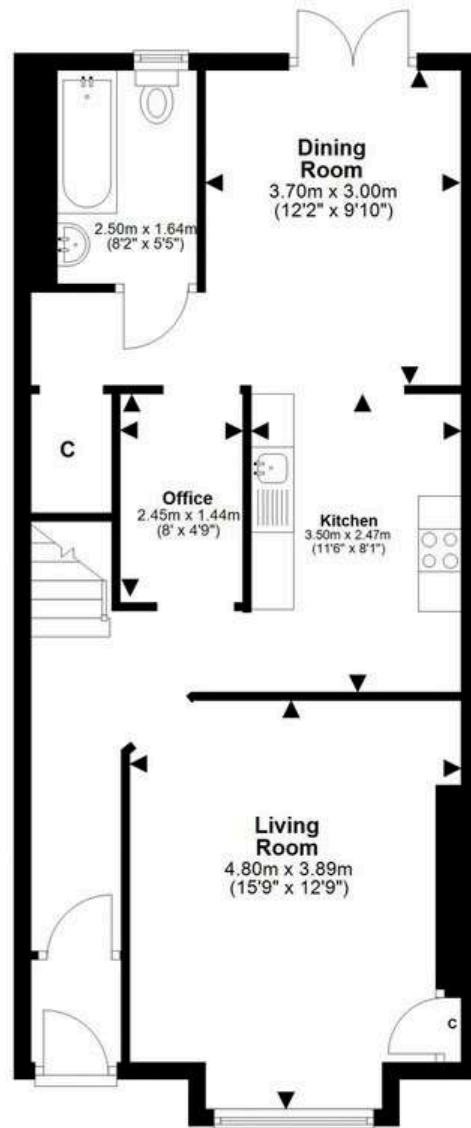
EPC rating D. Council Tax Band D.

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

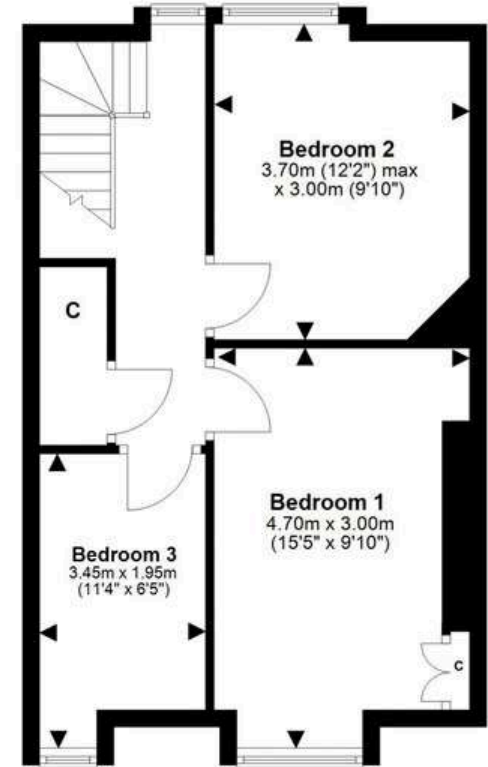
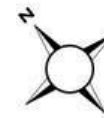


Situated to the northeast of the city, the leafy residential suburb of Leith Links enjoys a tranquil, laid-back ambience within walking distance of the city centre. The vast, open space of Leith Links itself is home to a well-equipped play park, various football pitches and in the summer months it also 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 M3/M9 motorway networks.





Ground Floor



First Floor

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.