



24/3 Piriniefield Bank  
Leith Links, EH6 7QH

**deans**   
Solicitors & Estate Agents LLP



## FIRST FLOOR FLAT

- Sitting Room
- Kitchen
- Two Bedrooms
- Bathroom
- Gas Central Heating &
- Double Glazing
- Private Rear Garden
- Free On-Street Parking
- EPC Rating -C



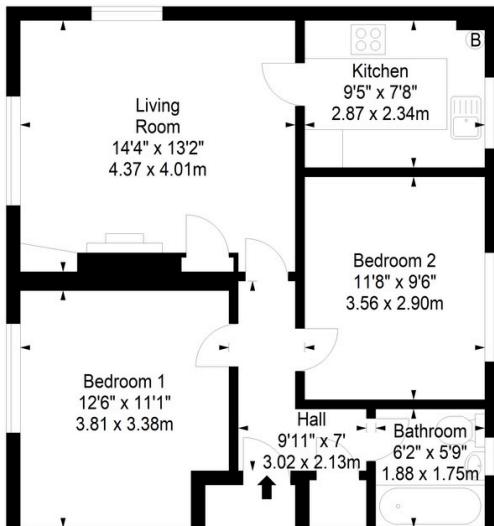
Quietly positioned within a residential estate, this bright and well laid out first floor flat is situated within the sought after area of Leith Links. The property is within walking distance of the open spaces of Leith Links along with a variety of amenities. There is a good public transport service along with the tram line on Constitution Street travelling to the City Centre and Edinburgh Airport. The spacious accommodation which require some cosmetic upgrading would make an ideal first purchase and comprises; entrance hallway with good storage, light and airy sitting room with fitted kitchen off, two good sized double bedrooms and bathroom with white suite. There is a private rear garden and shared drying green with free on-street parking available. Further benefits include gas central heating and double glazing. Included in the sale are fitted carpets & floor coverings, curtains, cooker, fridge-freezer and washing machine. All appliances are to be sold as seen with no warranty provided.



**Pirnfield Bank,  
Edinburgh,  
Midlothian, EH6 7QH**



Approx. Gross Internal Area  
637 Sq Ft - 59.18 Sq M  
For identification only. Not to scale.  
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**Disclaimer:** Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any 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. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.