



Leith Links

105 Pirniefield Place
EH6 7PY



Terraced house

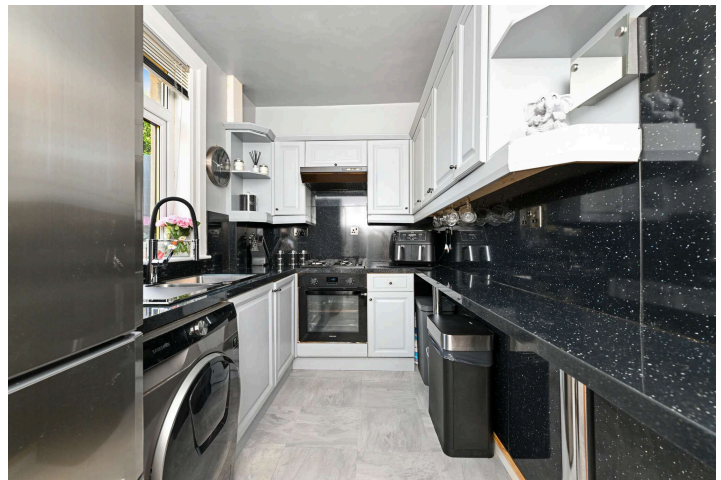
FIXED PRICE £297,500

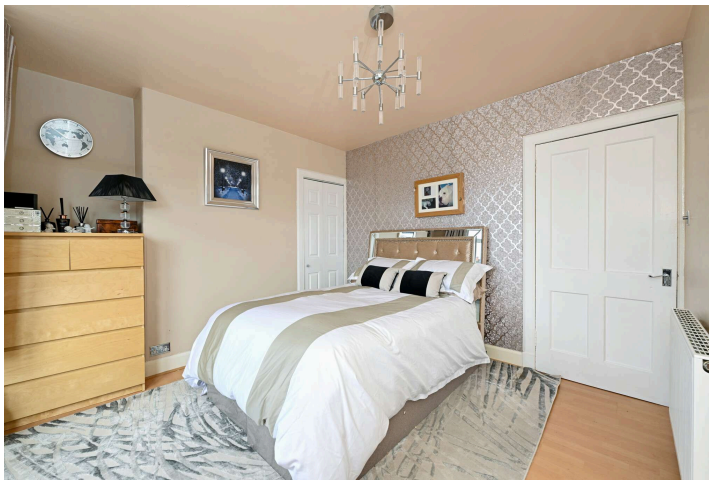
- Entrance hall
- Livingroom
- Kitchen
- 2 bedrooms
- Bathroom

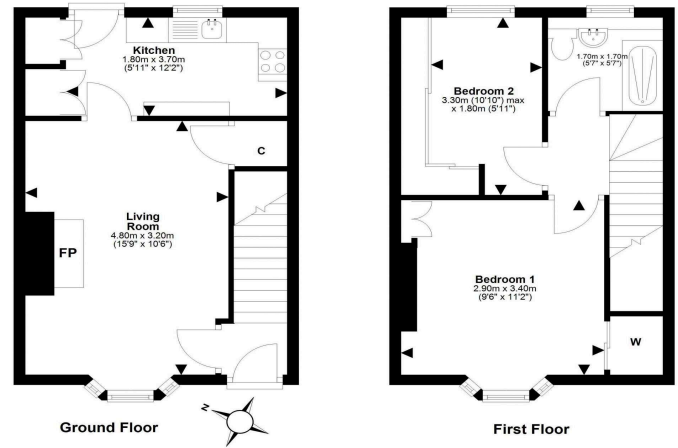
- Gas central heating
- Double glazing
- Private rear garden
- Private driveway
- Close to Leith Links
- Floored attic space with Velux windows
- Cul de sac location



Viewing - by appointment please call
Solicitors (0131) 554 6321







Situated within a quiet cul-de-sac, viewing is highly recommended of this 2 bedroomed terraced house located within a popular residential area just off Leith Links. The area is well served with good shopping facilities and transport services to the city centre and surrounding area. A choice of schooling is also available at both primary and secondary level. Local recreational facilities include the wide-open spaces of Leith Links, and a multi-screen cinema, gym and restaurant facilities at The Ocean Terminal. A further choice of bars, bistros and restaurants can be found at the cosmopolitan Shore area of Leith.

The property opens to an entrance hallway which has stairs to the upper level and the living room off. The bright, front facing living room features a bay window, gas powered fire within a surround, a handy built in cupboard, and the kitchen off. The kitchen is situated to the rear and has base and wall units, integrated oven and gas hob, freestanding washing machine, 2 built-in pantry cupboards, and gives direct access to the rear garden.

Upstairs the landing gives access to the rest of the accommodation and has a hatch to the attic. A well-proportioned double bedroom is situated to the front of the house and has a bay window and a built-in cupboard. The second double bedroom is to the rear and is currently utilised as a home office. The modern, rear facing bathroom completes the accommodation and has tiled walls, bath with an overhead mains powered shower, WC, and wash hand basin within a vanity unit.

The house enjoys an enclosed rear garden with both an easy to maintain gravel area, and a decking area ideal for alfresco dining.

Additional benefits include a private driveway to the front, double glazing, gas central heating, unrestricted on street parking in the surrounding area and a fully floored attic with Velux windows.

EXTRAS

All white goods (except the fridge freezer), curtains, blinds, carpets and light fittings to be included in the sale. No warranties to be given.

OFFERS

Offers Over £290,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



espc