



RALPH SAYER
SOLICITORS & ESTATE AGENTS

25/3 Pirniefeld Bank

Leith Links, Edinburgh EH6 7QH

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Nestled in a quiet residential estate just off Leith Links, this three-bedroom first floor flat, offers generously proportioned accommodation, along with private south-east facing garden plot, shared drying green and private store (on ground floor). Beautifully presented, with stylish decor and ready to move-in the property is sure to appeal to a wealth of buyers and lies conveniently close to transport links and open spaces, with the vibrant 'Shore' district within easy reach.

Extras: all fitted floor coverings, window coverings, and all kitchen appliances, will be included in the sale.

Property Summary

- First floor flat
- Spacious lounge/diner
- Galley style kitchen
- Three well-proportioned bedrooms
- Three-piece bathroom
- Gas central heating & double glazing
- Private south-east garden plot & shared drying green to rear
- Private large store on ground floor
- Unrestricted on-street parking
- EPC Rating - C | Council Tax Band - B

Home Report Value - £190,000







Spacious
three bedroom
flat in quiet
residential
area





PRIVATE SOUTH-EAST FACING GARDEN PLOT



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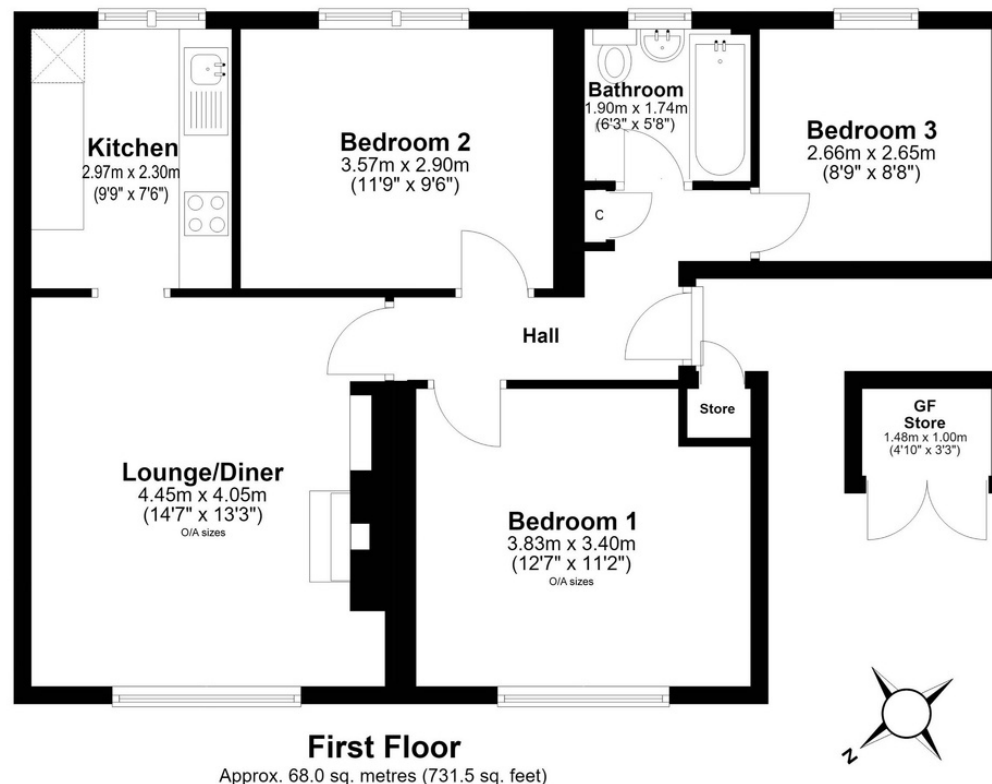


CHARTERED FIRM

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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Location

Leith Links is the vast open green parkland which the properties are set around and famous as the "home of golf" hence the name links. It lies close to the historic port of Leith, where the wealthy merchants built their grand houses around the park. The vibrant and popular Shore area is close by, offering a wealth of bars, cafes and Michelin starred restaurants. Nearby is the Ocean Terminal Shopping Centre, offering high street shopping and includes a gym, cinema and moored alongside is the famous Royal Yacht Britannia and the head quarters of the Scottish Office. The 'Links' is a great social hub with local football clubs, children's playground, tennis courts and bowling greens. The old Victoria Baths are close by, now a leisure centre, with swimming pool and fitness suite. The Water of Leith cycle path network is easily accessible with pedestrian/cycle routes, safely connecting you to Edinburgh and outlying areas. An excellent number of regular bus routes and the trams service the area.