



24/22 Pillans Place  
LEITH | EDINBURGH | EH6 7DE

**warners**  
solicitors & estate agents



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Warners are delighted to offer this bright and attractive fifth-floor apartment, presented in impeccable, move-in condition. Situated in a prime location within this prestigious and contemporary development, this home combines modern living with stunning views. Entry to the flat is via a secure entry phone system leading from a well-maintained communal stairwell, with both lift and stair access to all floors.

The property also boasts a car park with unallocated spaces which can be used as well as on street parking within the development. The accommodation comprises a welcoming entrance hallway featuring a built-in storage cupboard and secure entry, a spacious kitchen/living room with a balcony with views of the Pentlands, a fully fitted kitchen which comes complete with integrated appliances and currently comprises a fridge-freezer, induction hob, oven and fan, dishwasher and washer/dryer. There is a well-proportioned bedroom benefitting from built in storage and completing the accommodation is the bathroom with shower over the bath and a heated towel rail.

- One Bedroom Top Floor apartment with views of the Pentlands, Edinburgh Castle, Calton Hill & Leith Links.
- Close to excellent amenities and the city centre
- Fully fitted Kitchen/living room
- Spacious living room with balcony
- Well-proportioned bedroom
- Bathroom with shower over the bath
- Gas central heating and double glazing
- Underground car park
- Communal Bike Store

Factor Fees payable to Ross & Liddell, approximately £90 per month however monthly payments can differ depending on chosen deposit amount.

Energy Rating B, Council Tax C

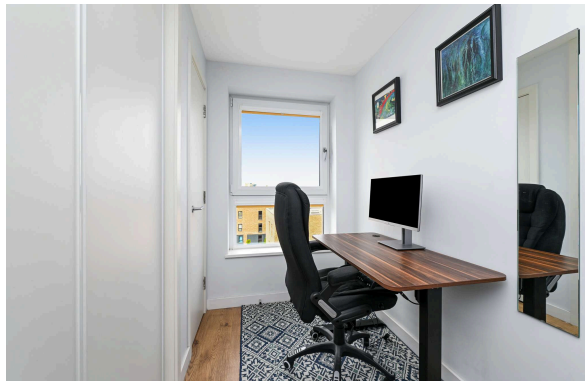
All fixtures, fittings and integrated appliances are included in the sale.

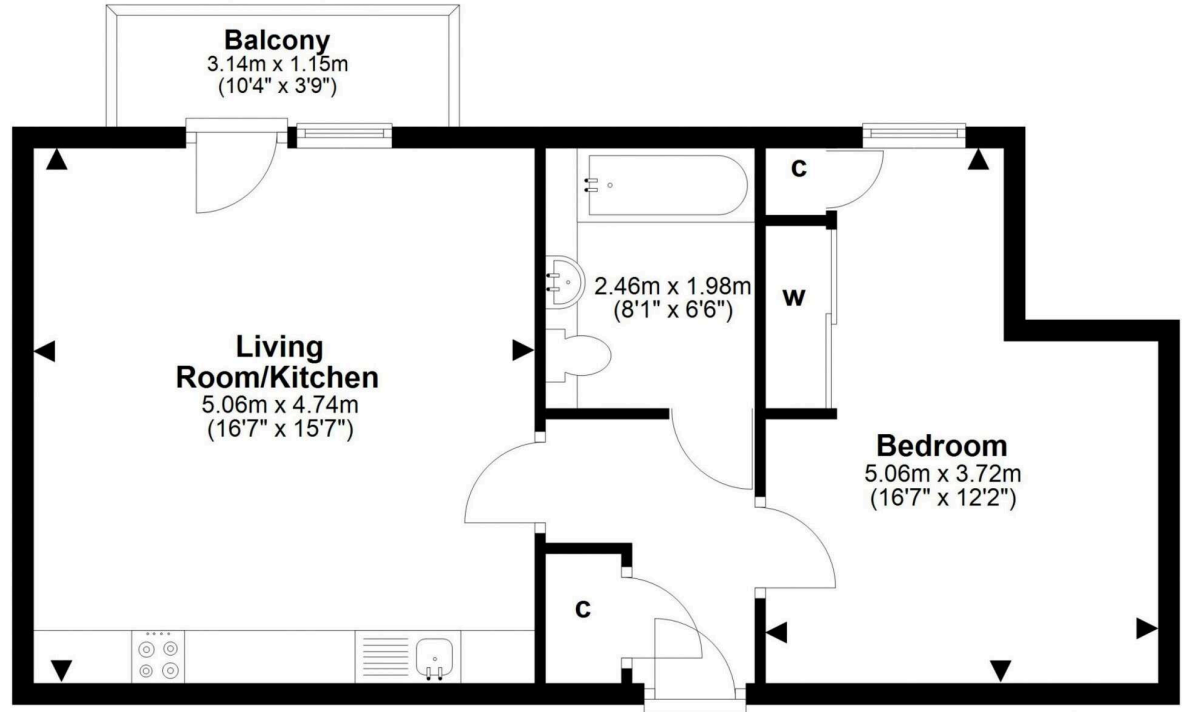
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.





The vibrant and cosmopolitan area of Leith, voted as one of the best places to live by The Times in 2019, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafés, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the newly reopened Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market, whilst Nearby Ocean Terminal shopping centre is home to a range of High Street shops, a multi-screen cinema, gym, and restaurants. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green spaces of Leith Links, which is home to Leith Links Tennis and Bowling Club. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym, whilst neighbouring Newhaven is the home of Alien Rock, a large indoor climbing arena. The area offers schools from nursery to tertiary level, including Leith Primary School, St Mary's RC Primary School, Leith Academy, and the Leith School of Art. It benefits from an excellent public transport system with 24-hour buses and a tramline that connects Leith to the city and to Edinburgh International Airport.





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.

