



7/3 Pirrie Street
Leith, EH6 5HY

deans 
Solicitors & Estate Agents LLP



FIRST FLOOR FLAT

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



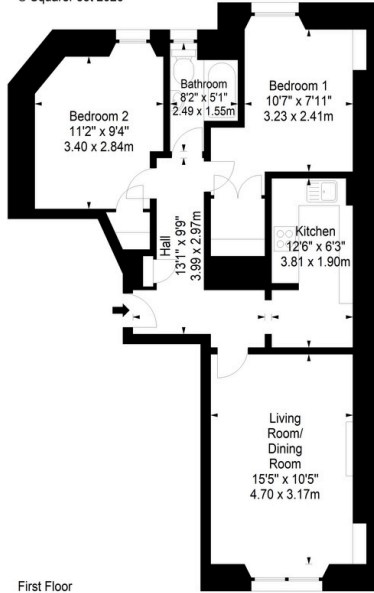
Quietly located on a no-through street, this light and airy first floor flat forms part of a traditional tenement within the sought after location of Leith. There are an abundance of amenities available on the doorstep with the fashionable Shore area with it's cafes, bars and restaurants within walking distance of the property. There is an excellent public transport services available close by including a tram stop travelling to the City Centre and Edinburgh Airport. The accommodation would make an ideal purchase for the young professionals and comprises; secure entry phone system, welcoming hall, sitting room with twin recessed windows, feature fireplace and ornate cornice, internal modern kitchen, two double bedrooms and bathroom with white suite and shower. There is a well maintained shared rear garden with free on-street parking available. Further benefits include gas central heating and double glazing. Included in the sale are the fitted carpets and floor coverings, cooker, oven, hob, hood, fridge-freezer and washing machine. All appliances included in the sale are sold as seen with no warranty provided.



Pirrie Street,
Edinburgh,
Midlothian, EH6 5HY



Approx. Gross Internal Area
628 Sq Ft - 58.34 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.

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