










Offers Over
£225,000

46 Pillans Walk

Leith | Edinburgh | EH6 7DY

A fantastic opportunity has arisen to purchase this impressive, rarely available main door lower colony flat forming part of the exclusive Ropeworks development, in the popular district of Leith, with a host of excellent amenities and commuter links close by. The property offers a stylish contemporary living space, with high spec fittings and private garden area and terrace.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Residents Parking
-  Private Garden & Terrace
-  EPC Rating – B
-  Council Tax Band - C



Description

Internally, the property is presented in immaculate, true walk-in condition and offers bright, well-proportioned accommodation throughout. In brief, the accommodation comprises a light and airy dual-aspect reception/dining room, providing ample space for both relaxing and entertaining, as well as a dedicated home office area for those working remotely. French doors open directly out to the front of the property, creating a seamless connection to the outdoor space. The modern open-plan kitchen is fitted with a stylish range of wall and base units, complemented by integrated appliances. The spacious double bedroom benefits from fitted wardrobes and direct access to a private terrace, while the contemporary bathroom is fitted with a three-piece suite and shower over the bath. Further benefits include gas central heating, double glazing, excellent storage throughout, and a high standard of finish, making this an ideal home for a range of buyers.



Extras

All fitted floor coverings and Hilary's blinds will be included in the sale together with the integrated appliances in the kitchen. The Google smart heating (Google Nest Learning thermostat) and Bluetooth enabled electric radiator in the bathroom will also be included in the sale.

Gardens & Parking

A real feature of this property is the superb, well maintained garden area to the front and side. The garden is easily maintained with areas of decking and patio, creating the ideal environment for outside dining/relaxing. For the car user there is residents parking within the development.

Factor

The development is managed by Ross & Liddell for a monthly fee of approx. £26. This includes maintenance of communal grounds and buildings insurance.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

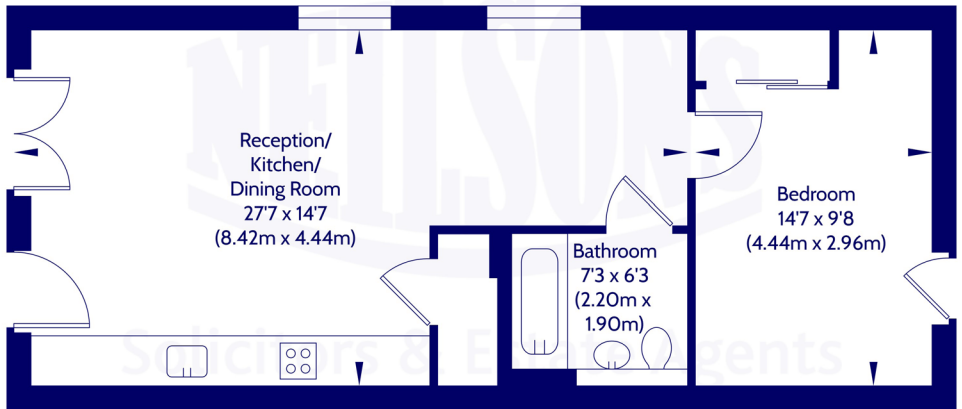
The property is in the vibrant district of Leith which is conveniently situated approximately one mile east of Edinburgh City Centre. There are excellent public transport links, including the extended tram network to the City Centre and surrounding areas. The Shore tram stop is only a short walk away. Many of the Capitals renowned restaurants, bars, art galleries and attractions are also within comfortable walking distance. There are a fantastic range of leisure opportunities in the surrounding area including the green open spaces of Leith Links, Holyrood Park, Arthurs Seat and Craightinny Golf Course. The cosmopolitan Shore area of Leith is within proximity and offers a superb array of bars and world class restaurants as well as the Ocean Terminal Shopping Centre which houses many high street stores, a multi-screen cinema and a large Pure Gym.





Approx. Gross Internal Floor Area 51 Sq M / 546 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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