



66 Pirniefield Place, Edinburgh, EH6 7PR

A well-maintained and much-loved mid-terraced home offering an exciting opportunity to create a wonderful family home in one of Leith's most convenient and increasingly desirable residential locations. Having been carefully cared for over many years, the property is presented in good overall condition while offering excellent scope for modernisation and personalisation, allowing purchasers to add their own style and potentially enhance value over time.

The property enjoys bright, well-proportioned accommodation throughout, together with private front and rear gardens, gas central heating and double glazing. The enclosed rear garden provides a pleasant outdoor space with excellent potential for landscaping, entertaining or family enjoyment.

The accommodation comprises:

- Welcoming entrance hallway with useful under stair storage.
- Bright bay-windowed sitting room featuring attractive wooden flooring and a built-in storage cupboard.
- Fitted kitchen with a range of wall and base mounted units, integrated oven and gas hob, pantry cupboard and direct access to the rear garden.
- Generous front-facing double bedroom.
- Further well-proportioned rear-facing double bedroom.
- Stylish contemporary shower room fitted with a generous walk-in shower, modern concrete-effect wall panelling, vanity wash hand basin, WC and heated towel rail.



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC RATING
D



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Location

Situated just moments from the open green spaces of Leith Links, the property enjoys an excellent position within one of Edinburgh's most vibrant and continually evolving neighbourhoods. Leith has become one of the capital's most sought-after districts, renowned for its outstanding selection of independent cafés, award-winning restaurants, traditional pubs and artisan food retailers, while nearby The Shore offers a lively waterfront atmosphere.

Everyday shopping is well catered for with a variety of supermarkets and retail facilities nearby, including Ocean Terminal and Meadowbank Retail Park. The recently extended tram line, together with frequent bus services, provides fast and convenient access to Edinburgh city centre, Waverley Station and Edinburgh Airport.

The area is also well served by highly regarded schooling, leisure facilities and scenic outdoor spaces, with Leith Links providing an ideal setting for walking, running and recreation. Combining excellent transport connections with a strong sense of community and an exciting mix of established amenities and ongoing investment, this is a location that continues to grow in popularity with first-time buyers, professionals and young families alike.

Extras

All fitted floor coverings, blinds, curtains, light fittings and the integrated kitchen appliances are included in the sale.

Council tax band - D



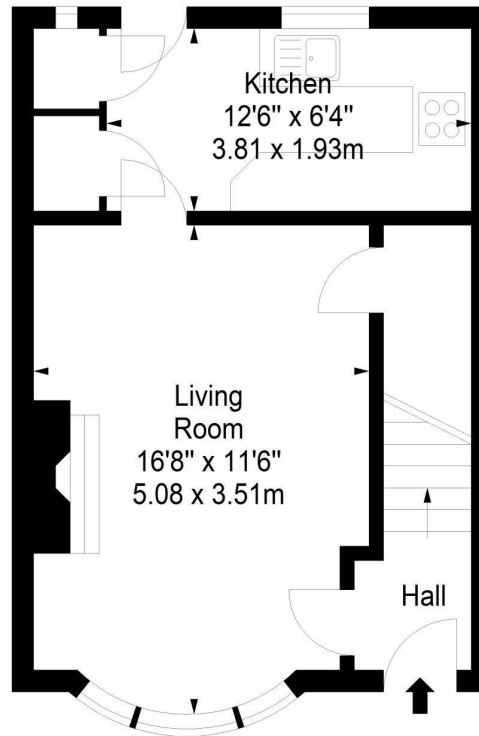
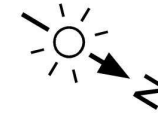




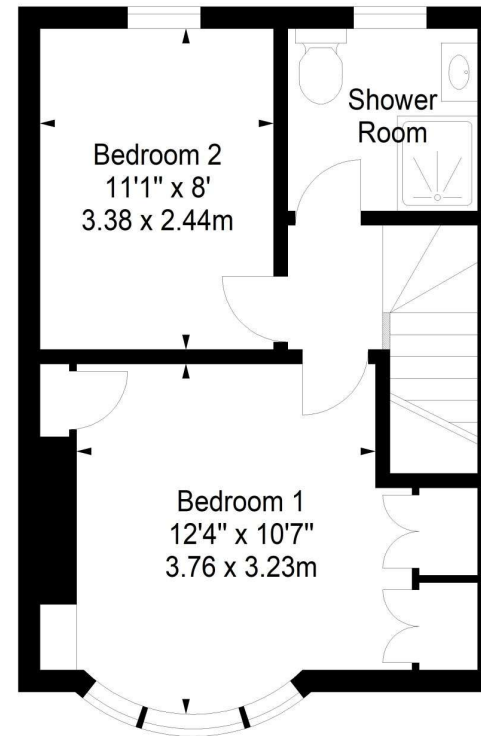
Pirniefeld Place,
Edinburgh,
Midlothian, EH6 7PR



Approx. Gross Internal Area
676 Sq Ft - 62.80 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor

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ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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