



Leith Links

Flat 5, 30 Pirniefield Bank
EH6 7QJ



Top Floor Flat - Buzzer 5

OFFERS OVER £169,995

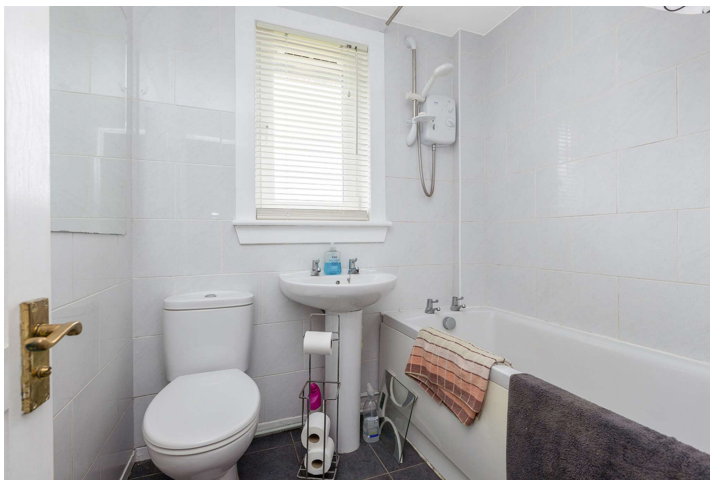
- Hallway with built in storage
- Living room
- Kitchen
- 2 double bedrooms
- Bathroom
- Gas central heating
- Double glazing
- Shared rear gardens
- Unrestricted on street parking in area
- Excellent first time buy or investor property
- 2 external storage cupboards

Viewing - by appointment call
Beveridge & Kellas on 0131 554 6321





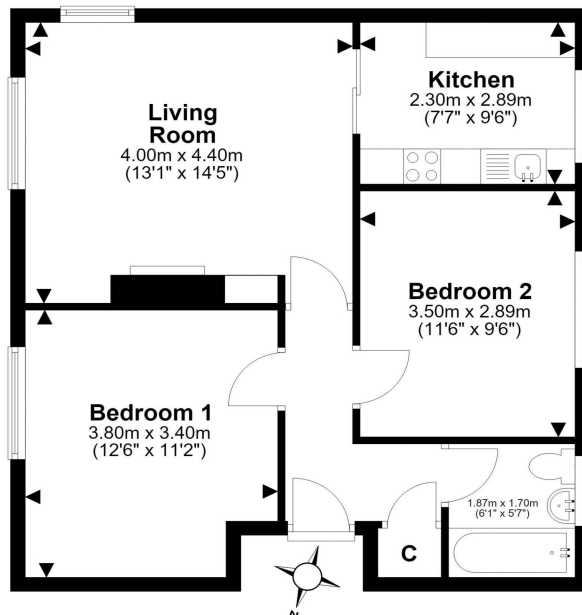




This two bedroomed top floor flat would be ideal for a first-time buyer or investor and is situated within a sought-after residential area close to Leith Links. The property is well situated for a choice of shopping facilities including a selection of supermarkets also available. Both primary and secondary schooling can be found locally along with a good choice of public transport services. The cosmopolitan Shore area of Leith offers a wide choice of bars, restaurants and bistros along with the Ocean Terminal for shopping and leisure facilities.

Accessed via a secure communal stair, the flat opens into an L-shaped hallway which features an Entryphone handset, handy storage cupboard and gives access to much of the accommodation. The bright front facing living room enjoys a dual aspect built in shelving, gas powered fireplace within a surround and the kitchen off. The kitchen is rear facing and has base and wall units, integrated oven, gas hob, as well as a freestanding fridge freezer and washing machine. The flat benefits from a front facing double bedroom with twin windows, and a second double bedroom to the rear with views towards Arthurs Seat and Salisbury Crags. Completing the accommodation is a rear facing fully tiled bathroom with WC, wash hand basin, and a bath with overhead electric powered shower unit.

The property benefits from a shared rear garden, gas central heating, double glazing, unrestricted on street parking in surrounding area, and 2 private external storage cupboards.



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.

EXTRAS

All aforementioned white goods, floor coverings, light fittings, blinds, and curtains are to be included in the sale (no warranties to be given).

OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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