





Welcome

Welcome to Pillans Place, situated within a sought-after contemporary development in the heart of vibrant Leith, this impressive fourth-floor apartment offers stylish modern living in an excellent city location. Boasting bright, well-proportioned accommodation, lift access and a secure entry system, the property is ideally suited to first-time buyers, professionals, downsizers or investors seeking a quality home close to Edinburgh's city centre. Further benefits include gas central heating, double glazing, a secure entry system, lift access to all floors, an allocated parking space in the secure underground car park along with well-maintained communal grounds. The development is professionally factored, ensuring the communal areas are maintained to a high standard. Presented to the market in excellent condition, we would recommend an early viewing.

- Welcoming reception hallway with two storage cupboards
- Dual aspect, open plan living room and kitchen
- Fully fitted kitchen
- Private balcony enjoying views to Arthur's Seat
- Two double bedrooms, one with en-suite
- Bathroom comprising WC, wash hand basin and bath with shower over
- Communal courtyard and garden areas
- Allocated parking in secure underground car park
- Gas central heating
- Double glazing
- Secure entry system
- Lift access



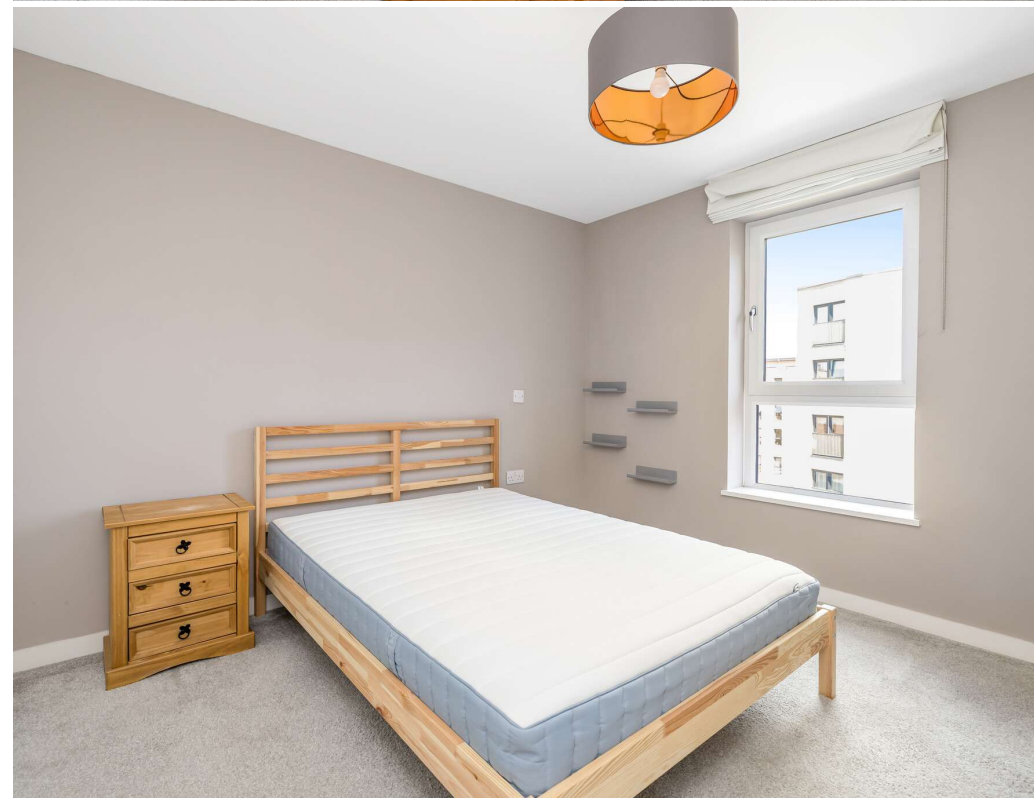


Leith

Pillans Place is ideally positioned within the ever-popular Leith district, one of Edinburgh's most fashionable and vibrant neighbourhoods. Residents enjoy an outstanding selection of independent cafés, bars, restaurants and artisan shops, with The Shore, Leith Links and the Ocean Terminal development all within easy walking distance. Excellent public transport links, including the nearby Edinburgh Tram extension and frequent bus services, provide swift access to the city centre, Edinburgh Airport and beyond, while a range of supermarkets, leisure facilities and scenic waterfront walks are all close at hand.

Agent Notes

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included. The development is factored by Ross & Liddell with an approximate annual fee of £1,200 which includes a block buildings insurance. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.



Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith
EH22 1JB

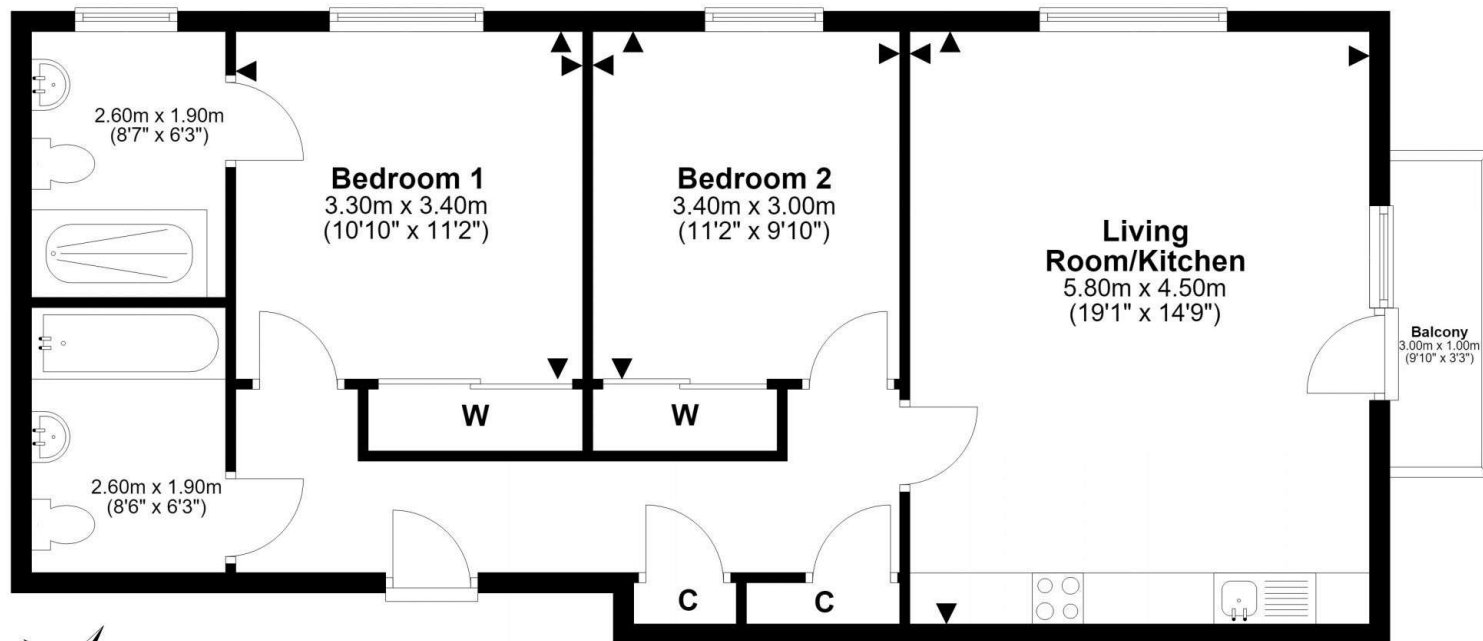
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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 Combined 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 Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.