



CONNELL & CONNELL^{WS}
SOLICITORS AND ESTATE AGENTS

8/15
Pirrie Street
Edinburgh
EH6 5HY



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Nestled on a quiet cul-de-sac in the heart of Leith is this immaculately presented top floor flat situated just a short walk from the vibrant area of The Shore and is ideally placed for various amenities, bars and restaurants. The Foot of the Walk tram stop is a few minutes walk away providing easy access to the city centre and beyond.

Internally, the flat has been beautifully presented and styled, is offered in move in condition and has the benefit of gas central heating and double glazing.

The accommodation comprises:

- Entrance hallway with large storage cupboard, intercom and cast radiator.
- Front facing sitting room with cornice, cast radiator, varnished floors and a shelved press.
- Kitchen fitted with a range of base and wall mounted units. Space for freestanding appliances.
- Rear facing bedroom with views over the Leith skyline. Open shelved press, ample space for freestanding furniture. Cast radiator, large storage cupboard with hanging space.
- Refitted shower room comprising enclosed cistern toilet, wall hung vanity sink with storage and light over, walk in shower enclosure with handheld and rainwater shower fittings.
- Beautifully landscaped communal rear garden with patio area for seating and dining.



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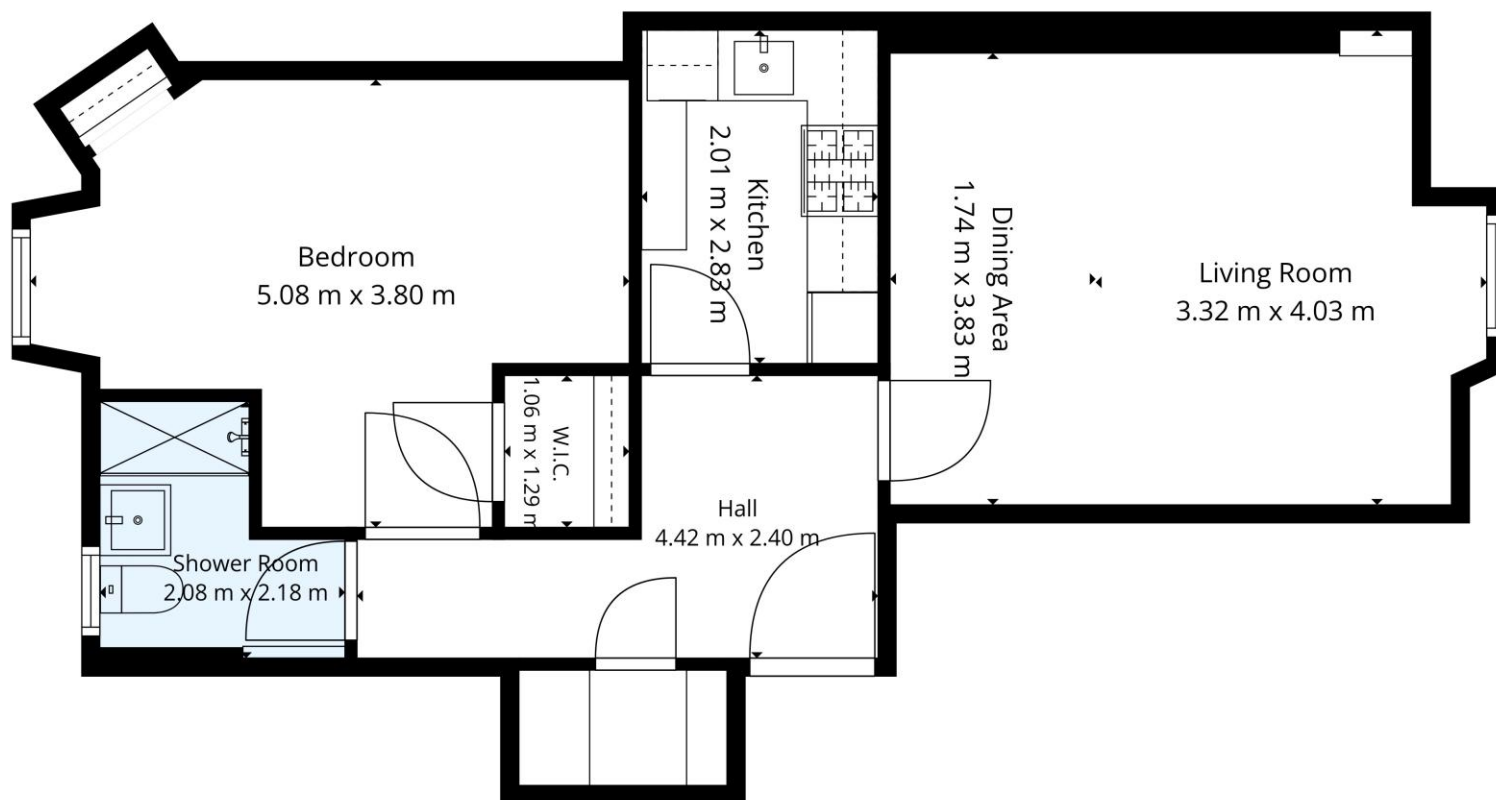
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Total: 56 m2
 Fourth Floor: 56 m2
 Excluded Areas: Walls: 5 m2

These Floor Plans Are For Marketing Purposes Only. All Dimensions, Square Footages, Features, Finishes, And Layouts Are Approximate.

Leith is situated a short distance to the north of the city centre; it is an area renowned for its architecture and cultural heritage and today it is home to the Scottish Executive and the Royal Yacht Britannia. There are plenty of shopping facilities in the area including an Asda supermarket at Newhaven Harbour and a Tesco on Duke Street, Leith. Further amenities are easily accessible at The Shore and Ocean Terminal is a short distance away. Leith Walk offers an array of artisan coffee shops, bakeries, trendy bars, eateries and independent shops. The Playhouse Theatre and the Omni Centre are just short bus trip away. Waverley Station and St Andrew's Square bus station are also easily accessible. Efficient bus & tram services run to and from the area to the city centre and Edinburgh Airport. There are good road links to all major motorway networks.

EPC Band- C

Council Tax Band- B









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* Please contact us for a free consultation or valuation

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