



Offers Over  
**£295,000**

## 13/21 Pillans Place

Leith | Edinburgh | EH6 7FG

This impressive fourth floor apartment forms 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 balcony with open views of Arthur's Seat.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Lift & Stair Access
-  Residents Parking
-  Balcony
-  EPC Rating – B
-  Council Tax Band - D



## Description

Internally, the property is presented in immaculate, true walk-in condition and briefly comprises: secure entry system, lift and stair access to all floors, and a welcoming entrance hallway with a useful storage cupboard. The generously proportioned reception/dining room offers an ideal space for both relaxing and entertaining, with direct access to a spacious private balcony boasting stunning views towards Arthur's Seat. The open-plan, contemporary fitted kitchen is thoughtfully designed with a stylish peninsula, ample worktop space, and a range of integrated appliances. The well-proportioned principal double bedroom benefits from fitted wardrobes and a sleek, modern en-suite shower room. A second sizeable double bedroom, also with fitted wardrobes, provides excellent flexibility for guests or home working. Completing the accommodation is a partially tiled bathroom fitted with a white suite, over-bath shower, and heated towel rail. Further benefits include gas central heating and double glazing throughout.



## Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen.

## Gardens and Parking

The development is surrounded by well manicured gardens and for the car owner, there is resident's parking spaces to the back of the development as well as on-street parking to the front and surrounding area. There is also a secure bike store.

## Factor

The development is managed by Ross and Liddell for a monthly fee of approx. £70. This includes the upkeep of all the communal areas including the communal grounds, lift and stair maintenance and cleaning and includes block buildings insurance.

## Viewing

By appointment through Neilsons 0131 625 2222.





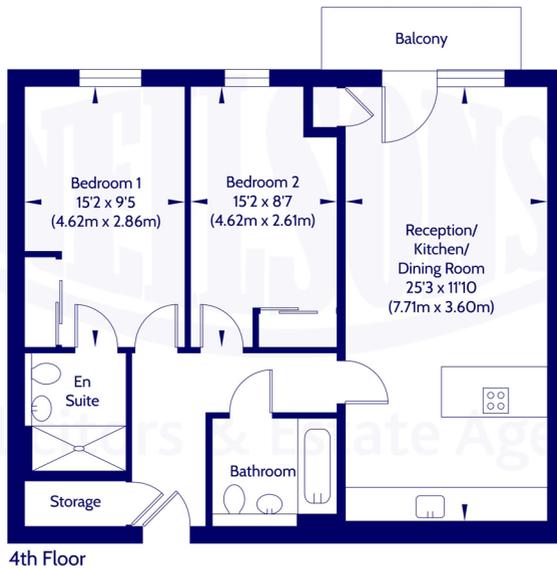
## Location

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 Craighentiny 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 72 Sq M / 779 Sq Ft.



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.



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