



27/3 Pirniefield Bank
LEITH LINKS | EDINBURGH | EH6 7QH


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Most appealing, light and spacious first floor flat beautifully finished off with stylish fittings, superbly tucked away in a peaceful cul-de-sac with Leith Links a short walk away and the fabulous amenities of Leith and the Shore within easy reach.

Well proportioned accommodation is on offer within this well presented flat, which would be ideal as a first time purchase for a single person or couple. The accommodation includes a dual aspect living room with feature fireplace, modern fitted kitchen showcasing dark blue units, two double sized bedrooms and a lovely bathroom with mixer shower/drench head. Superb storage space is provided including large mirrored wardrobes in each bedroom, a hall cupboard and private storage within the communal stair. Lying to the rear of the building is a shared drying green. The green expanse of Leith Links is just a short walk away down the road, from where you can catch buses to other areas.

- Living room
- Fitted kitchen (2024)
- Two double bedrooms with mirrored wardrobes
- Bathroom with mixer shower (2020)
- Entrance hallway/store cupboard
- Gas central heating
- Double glazing
- Security entryphone system
- Shared grounds to rear
- On-street parking

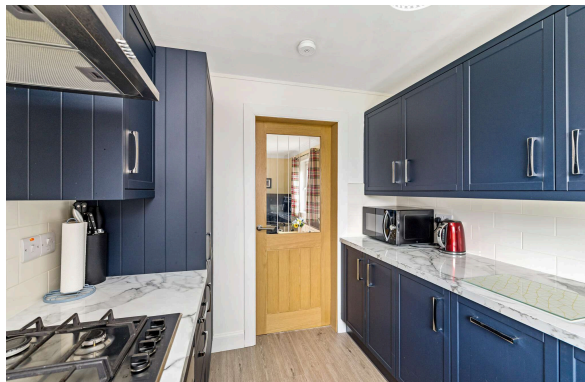
Council tax B, energy rating C

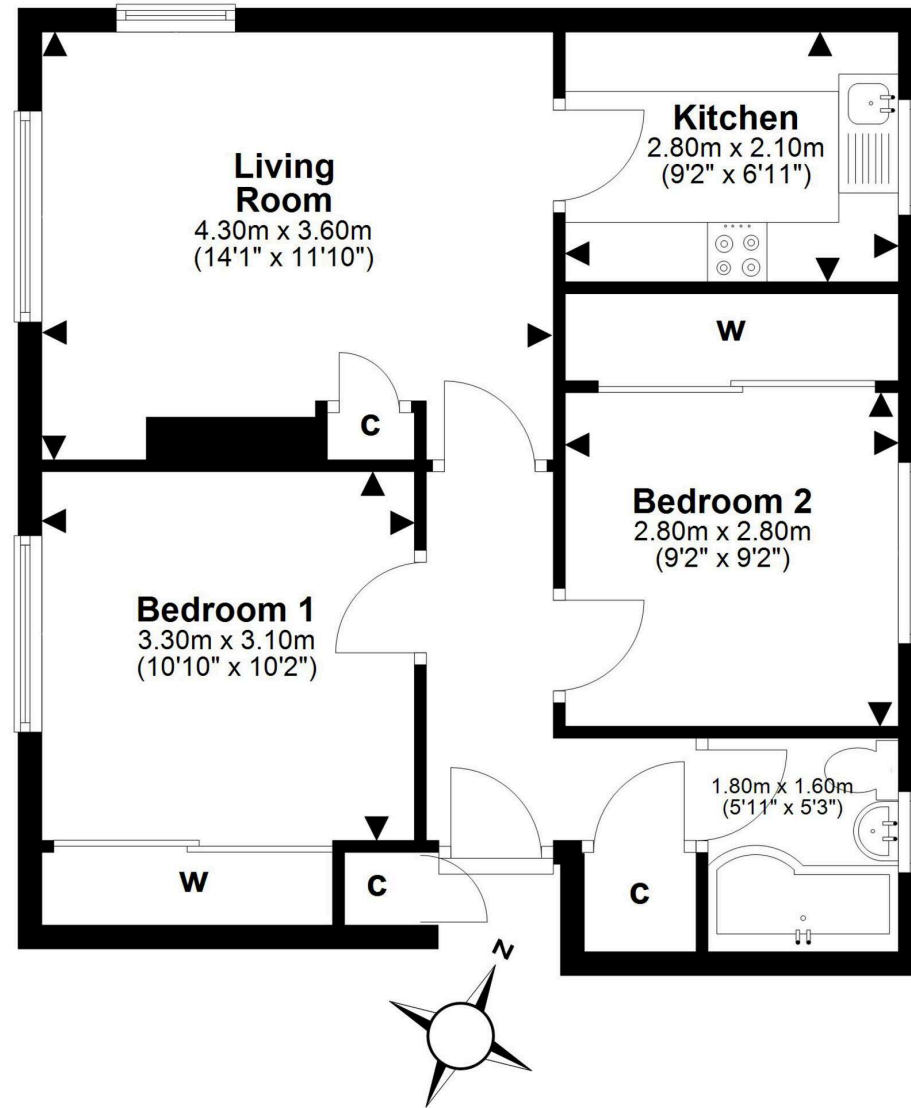
There is no factor associated with this property
Extras included in this sale will be the curtains, blinds, ceiling lamp shades integrated fridge freezer, dishwasher, oven and washer dryer.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Situated to the northeast of the city, the leafy residential suburb of Leith Links enjoys a tranquil, laid-back ambience within easy reach of the city centre. The vast, open space of Leith Links itself is home to a well-equipped play park, various football pitches and in the summer months it also hosts the annual Leith Festival Gala. Just minutes' walk from vibrant Leith Walk and the trendy Shore district, the area enjoys a fantastic blend of local services and amenities. The bustling shopping area around Great Junction Street, the New Kirkgate and the Foot of the Walk provides everything you need for day-to-day life, while more extensive shopping facilities are available in the city centre or at nearby Ocean Terminal shopping centre. Over recent years Leith has attracted a new generation of trendy bars and restaurants, which sit side by side with traditional pubs, while the neighbouring Shore district boasts no fewer than three Michelin-starred restaurants. Sport and fitness enthusiasts have a choice of several gyms and fitness studios including Leith Victoria Swim Centre (traditional Victorian swimming baths with a well-equipped gym and fitness studios) and a 24-hour PURE gym at Ocean Terminal. An efficient public transport network is on hand, with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International Airport. The city bypass and main motorway networks are also within easy reach.





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.