



10/7 Pirrie Street
LEITH | EDINBURGH | EH6 5HY


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Particularly appealing second floor flat, forming part of a traditional tenement, located within a very popular and convenient residential area, just a leisurely stroll from the fashionable Shore.

This attractive flat offers comfortable and well-planned accommodation, ideal for a first-time buyer or as an investment opportunity. The flat boasts a bright attractive aspect and would make an ideal home in a sought-after area. The living room is bright and spacious with a dining area, the kitchen currently comprises a fridge/freezer, electric hob, oven and fan. The bedroom is well-proportioned with an attractive fireplace, and the accommodation is completed by a stylish shower room with a walk-in shower and heated towel rail.

Further benefits on offer include double glazing, two hall storage cupboards-one with the washing machine, a shared back garden and permit parking.

- Entrance Hall with storage
- Bright and Spacious living room
- Fully fitted kitchen
- Well-proportioned bedroom with attractive fireplace
- Stylish Shower room with heated towel rail
- Double Glazing
- Entry phone security system
- Communal back garden
- Permit parking

Energy Rating D, Council Tax Band B.

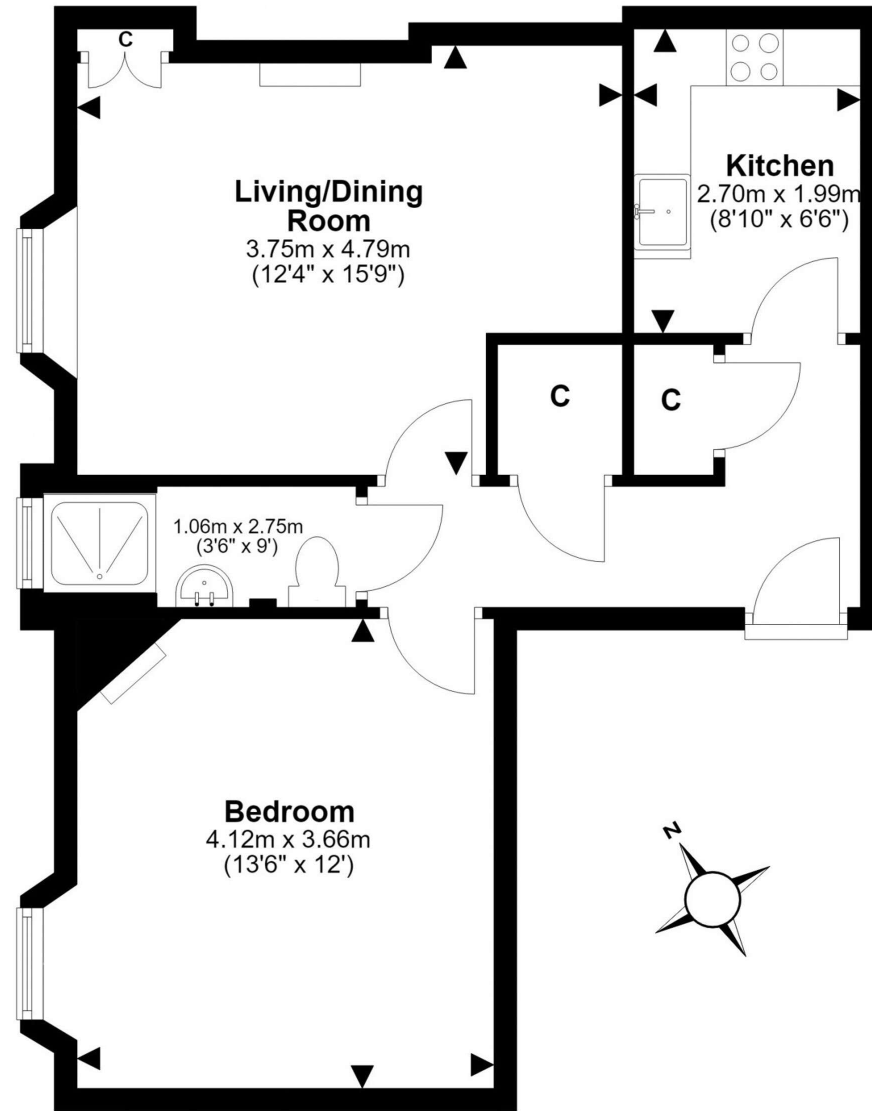
All fixtures and fittings, excluding the TV wall-mount, wall mounted shelves in bedroom, living room and kitchen will be included in the sale, along with the integrated kitchen appliances, washing machine, bedroom blinds and bedroom wardrobe. The fridge freezer can be available with separate negotiation.

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



The vibrant and cosmopolitan area of Leith, voted as one of the best places to live by The Times in 2019, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafés, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the newly reopened Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market, whilst Nearby Ocean Terminal shopping centre is home to a range of High Street shops, a multiscreen cinema, gym, and restaurants. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green spaces of Leith Links, which is home to Leith Links Tennis and Bowling Club. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym, whilst neighbouring Newhaven is the home of Alien Rock, a large indoor climbing arena. The area offers schools from nursery to tertiary level, including Leith Primary School, St Mary's RC Primary School, Leith Academy, and the Leith School of Art. It benefits from an excellent public transport system with 24-hour buses and a new tramline connecting Leith to the city and to Edinburgh International Airport.





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.