



24/9 PILLANS PLACE

Leith, Edinburgh, EH6 7DE



1

Public Room



2

Bedrooms



2

Bathroom



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Introducing an exceptional two-bedroom second-floor apartment which offers spacious interiors that are bathed in southeast-facing light. This beautiful home further boasts a sociable open-plan reception room, which features a well-appointed kitchen and a sheltered private balcony with elevated views. It has the added benefit of a fashionable en-suite and family bathroom, as well as excellent storage to help keep the interiors tidy. Furthermore, the property has shared use of a lovely garden and secure allocated parking.

Part of a sought-after contemporary development, it offers a highly desirable location in the capital. It is just moments from the sprawling public greens of Leith Links, and is within easy walking distance of fantastic amenities. A selection of supermarkets are nearby, as well as a wide choice of popular bars, cafes, and eateries, including the award-winning restaurants of The Shore. Regular bus links provide a speedy commute to the city centre, along with a nearby tramline connecting to the airport. It is a fantastic location that will have huge appeal to a wide variety of buyers.







B
EPC
RATING

D
COUNCIL
TAX BAND

VIEWING
By appointment only
with Gilson Gray on
0131 516 5366

Features

- A contemporary second-floor apartment
- Forms part of an exclusive development
- Sought-after location close to Leith Links
- Secure entry system and a lift to all floors
- Neutral interior design throughout
- Welcoming entrance hall with two cupboards
- Stylish open-plan kitchen/living/dining room
- Modern kitchen with integrated appliances
- Private balcony with a southeast-facing aspect
- Two double bedrooms with built-in wardrobes
- Contemporary 3pc en-suite shower room
- Matching 3pc family bathroom with overhead shower
- Large and well-maintained communal garden
- Secure underground car park with allocated spaces









Extras: integrated appliances (ceramic hob, concealed extractor, oven, fridge/freezer, dishwasher, and washing machine) to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

Factor: the development is factored Ross & Liddell for an approximate cost of £85 per month, which covers the maintenance of communal areas, lift servicing, and block buildings insurance.

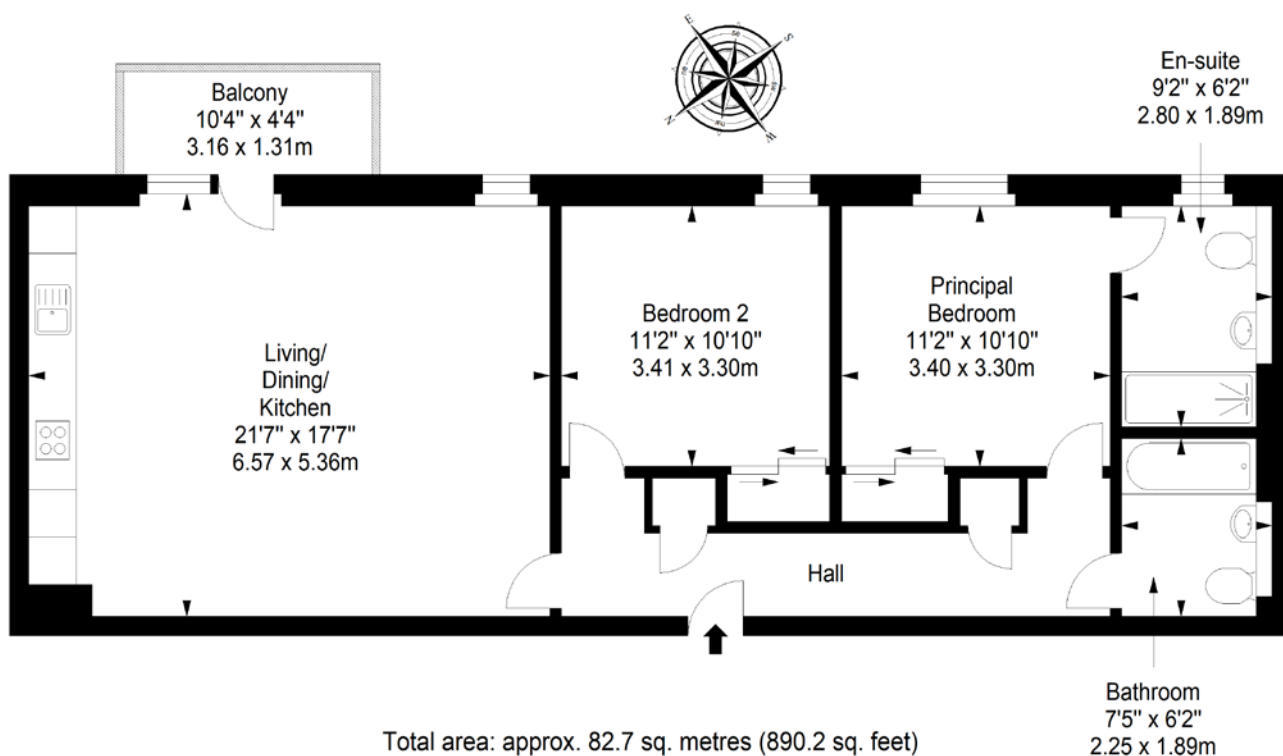


LEITH

Voted by Time Out in 2023 as one of the world's coolest neighbourhoods, historic and vibrant Leith is characterised by its diverse attractions, which include an eclectic mix of bars, cafés, and restaurants. There is also a wide variety of retail outlets, including the Ocean Terminal shopping centre, which boasts high street stores, family restaurants, a 24-hour gym, and a multiplex cinema. Lively annual festivals enrich the strong cultural scene, already buzzing with live music venues, galleries, and artist studios. The area also incorporates The Shore, a scenic waterfront hosting cosy pubs and fine dining with some award-winning restaurants. Amidst all the activity, tranquil green spaces, such as Leith Links and Claremont Park, offer a relaxing escape. For indoor sports and leisure facilities, Leith Victoria Swim Centre accommodates a swimming pool, fitness studios, and a gym. Additionally, public transportation to the city centre (two miles away) runs day and night, including the tram line that runs directly to Edinburgh International Airport. Leith also has a school catchment area covering early years, primary, and secondary education.

Second Floor

Approx. 82.7 sq. metres (890.2 sq. feet)



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