

COULTERS[©]

WELCOME TO:

PILLANS PLACE

22/9 Pillans Place, Leith, Edinburgh, EH6 7AZ



PILLANS PLACE AT A GLANCE:



Sought after Leith location



Contemporary two-bedroom apartment



Open plan dining/living room/kitchen



Excellent links into city centre



Leith Links nearby



Well-regarded schooling close by

EXTRAS:

All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note that other items may be available through separate negotiation.



A LITTLE BIT ABOUT THE PROPERTY:

Enjoy a fabulous city location with this immaculate two-bedroom contemporary apartment situated in the sought-after Leith area of Edinburgh. This bright spacious second floor property within the exclusive Ropeworks development adjacent to Leith Links, is in move-in condition and offers enviable modern living thanks to its exquisite interiors; vibrant location, named one of the coolest places to live in Britain by Time Out; and its proximity to the city centre.

- A chic yet welcoming entrance foyer with hardwood flooring and useful storage
- A bright and spacious open plan dining/living room/kitchen with enviable south facing decked private balcony overlooking picturesque, landscaped grounds. The large floorspace featuring stylish hardwood flooring allows for versatile furniture configuration
- A well-proportioned contemporary kitchen with sophisticated white cabinetry complemented by chic dark worktops and high spec integrated appliances including oven, induction hob, dishwasher and fridge freezer. Features breakfast bar for casual dining
- Luxurious and inviting carpeted principal double bedroom with built-in wardrobe and en-suite walk-in shower room
- A further light and airy carpeted double bedroom with built-in wardrobe
- A bathroom with eye-catching tiling complementing the three-piece white suite
- Gas central heating, double glazing throughout and IGB full fibre broadband available
- Lift access
- Allocated underground residents parking and EV charging slot accessible from dedicated space



LOCATION, LOCATION, LOCATION:

Historic Leith is a vibrant, bustling, and popular area with a wide variety of leisure and retail amenities and only a 20-minute bus journey from Edinburgh's city centre.

Renowned restaurants, stylish bars, cafes, takeaways, and independent retailers sit side by side, and the cosmopolitan Shore on the waterfront with its Michelin starred eateries and vibrant bars like The Bullfinch, are a 5 minute walk away. A Tesco superstore is ten-minutes' walk across The Links alongside a convenience store on the corner of the development.

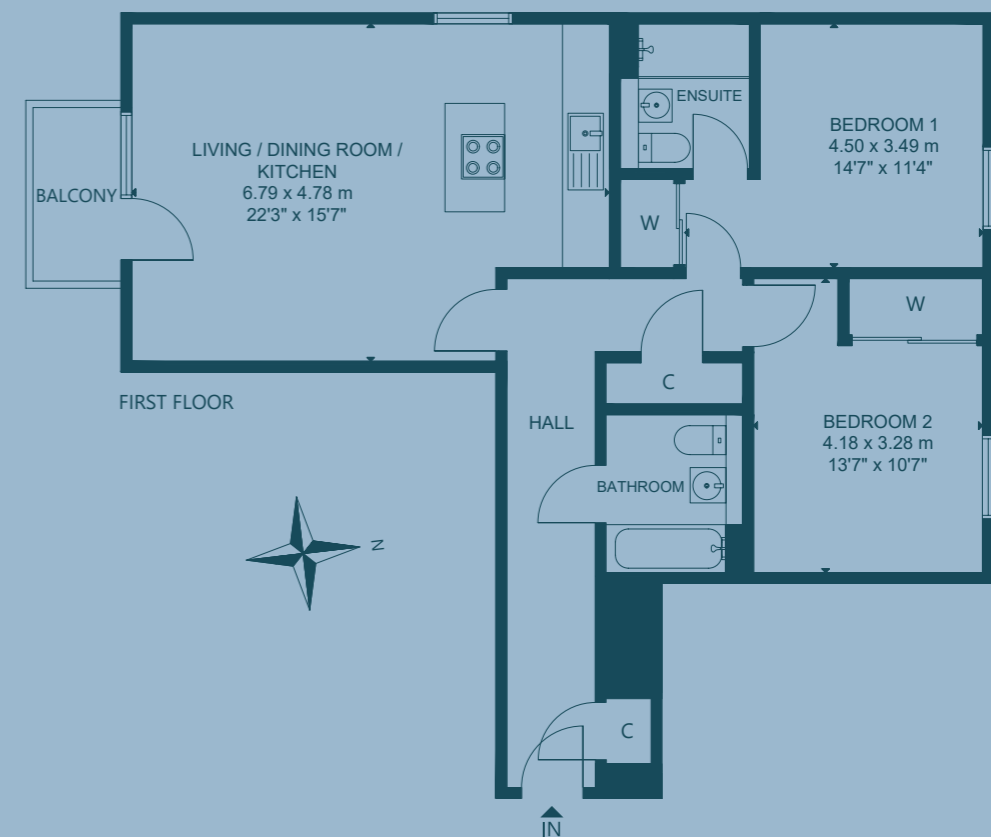
For fantastic recreational opportunities, the green open space of Leith Links is on the doorstep, and Ocean Terminal has a gym, cinema, and well-known high street retailers.

There is well-regarded primary and secondary schooling nearby including Leith Academy and Leith Primary School, Edinburgh's private schools are all easily reached.

Regular bus services from Restalrig Road will take you into the city centre and to Waverley Railway Station quickly. The current tram extension, due for completion shortly, will offer excellent transport links through to the airport with a local stop minutes away on Bernard Street. It is well-positioned for access to the city bypass.



FLOOR PLAN:



22/9 Pillans Place, Leith, Edinburgh, EH6 7AZ

Approx. Gross Internal Area

896 Sq Ft - 83 Sq M

For identification only. Not to scale.

© Nest Marketing

COULTERS[®]

WE'D LOVE TO
HEAR FROM YOU:



enquiries@coultersproperty.co.uk



0131 603 7333



coultersproperty.co.uk

