



**9 Pirniefield Place**  
Edinburgh, EH6 7PL



Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.  
 We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.

## LOCATION

Leith Links is an extremely popular residential area situated to the east of Edinburgh. The property is a short distance from the cosmopolitan area of the Shore, which offers a wonderful selection of bars, restaurants and specialist shops. The nearby Ocean Terminal has an excellent range of shops, multiscreen cinema complex and is home to the impressive Royal Yacht Britannia. Further shopping can be carried out in the neighbouring Leith and Portobello areas. The sports minded will appreciate the wide variety of recreational facilities including, Victoria Baths and Fitness Centre, Cricket Club and the well known Leith Links where many sporting activities take place. Leith Links itself also provides a lovely environment to walk, take children to the play park or to take dog/s for exercise which would lead onto the upgraded walkway with exits at Pirniefield, the Findlay's, Restalrig Road, Lochend Road or Easter Road. Education is well served locally from nursery, primary and secondary schooling.

## DESCRIPTION

9 Pirniefield Place is an immaculately presented 1 bedroom, garden flat situated within a few minutes walk of Leith Links.

The accommodation, which is in move in condition, comprises: welcoming entrance hall; spacious living room with ample space for a dining table & chairs; well equipped kitchen; double bedroom and contemporary shower room with storage cupboard.

Further benefits included Daikin Heat Pump system; double glazing, short walk to Leith Links where various leisure pursuits take place, unrestricted street parking, great local amenities and good transport links.

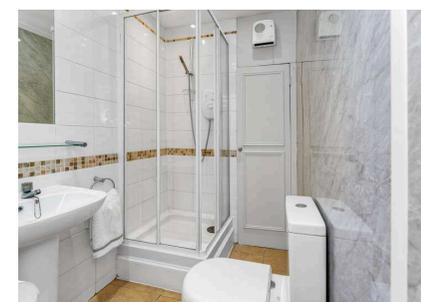
## EPC RATING

The energy efficiency rating for this property is band C.

## COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.

9 Pirniefield Place, Edinburgh, EH6 7PL  
 Approximate Gross Area  
 45 sq m / 484 sq ft



Disclaimer: This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective parties should rely on their own enquiries.



229 Portobello High Street,  
 Edinburgh, EH15 2AN  
 T: 0131 669 2121  
 Michael Annan - 07773 777771

84 High Street,  
 Musselburgh, EH21 7BX  
 T: 0131 665 8080  
 admin@annan.co.uk



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