



56 Pirniefield Place

Leith Links, Edinburgh, EH6 7PR



"56 Pirniefield Place is a superb 4 bed semi-detached house, situated within the popular residential area just off the Leith Links."

- ENTRANCE VESTIBULE
- HALLWAY
- LIVING ROOM
- DINING ROOM
- KITCHEN
- CONSERVATORY
- BATHROOM
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BEDROOM 3 (DOUBLE)
- BEDROOM 4 (DOUBLE)
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- DRIVE WAY





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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.

COUNCIL TAX

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



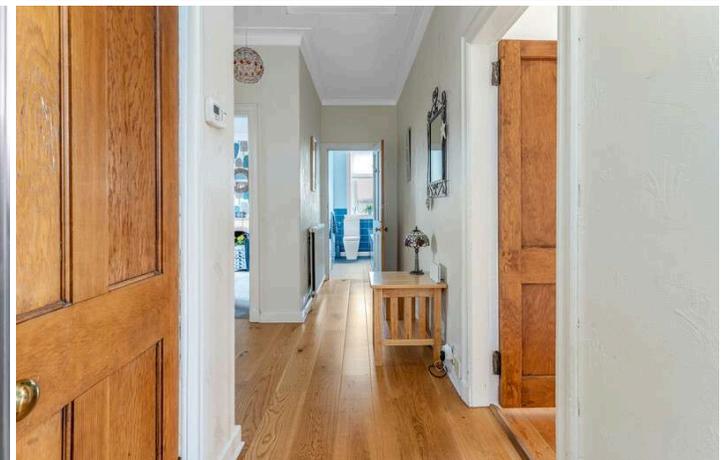
DESCRIPTION

Pirniefield Place is a superb 4 bed semi-detached house, situated within the popular residential area just off the Leith Links. The area is well served with shopping facilities and transport services to the city centre and surrounding area and will appeal to a multitude of buyers. Offered in exceptional and genuine move in condition, the accommodation comprises: entrance vestibule; welcoming "T" shaped hall with carpeted stair to the 1st floor; bright and spacious bay windowed living room with feature living flame gas fireplace; fitted modern kitchen with bright and spacious dining room off, with patio doors leading out on to an enclosed, private and low maintenance garden; west facing conservatory; double bedroom 1 with mirrored wardrobe and en-suite shower room; rear facing double bedroom 2; rear facing double bedroom 3; versatile double bedroom 4, currently used as a sitting room and a contemporary fully tiled bathroom with mains fed shower over bath which completes the accommodation on offer. Externally, the property offers a paved driveway, suitable for 1 car, and an enclosed rear garden with patio area, perfect for alfresco dining, and shed to be included in the sale.

EPC RATING

The energy efficiency rating for this property is band C.





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Approximate Gross Area
140 sq m / 1506 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

Fraser Falconer - 07825 951348

84 High Street,
 Musselburgh, EH21 7BX

T: 0131 665 8080

admin@annan.co.uk



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