



25/6 Pirniefield Bank
Edinburgh, EH6 7QH



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 sports minded will appreciate the wide variety of recreational facilities including, Victoria Baths and Fitness Centre, Meadowbank Sports Centre, two local outdoor bowling clubs, Leith Franklin 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 could lead onto the recently 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. The refurbished Edinburgh College (Jewel & Esk Campus) and Queen Margaret University campus are all easily reached.

DESCRIPTION

25/6 Pirniefield Bank is a bright and spacious top floor flat with open views to the front and rear. The property, which is in need of renovation, provides a blank canvas to alter to your personal taste.

Entered through a communal stair case, with an ground floor deep storage cupboard and cupboard outside front the flat, the accommodation comprises: entrance hall with cupboard off; living room with space for table and chairs, wide window with sea views; kitchen; double bedroom 1 with twin windows, double bedroom two with twin windows and bathroom with window.

Further benefits are double glazing, gas central heating system which works through a back burner, private section rear garden, unrestricted street parking, close walk onto the Walkway and Leith Links.

The energy efficiency rating for this property is band D.

COUNCIL TAX

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

Store
 Approx. 1.3 sq. metres (14.0 sq. feet)

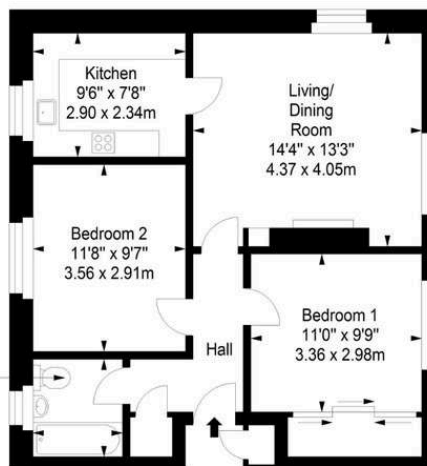


Store
 5'1" x 2'9"
 1.56 x 0.83m

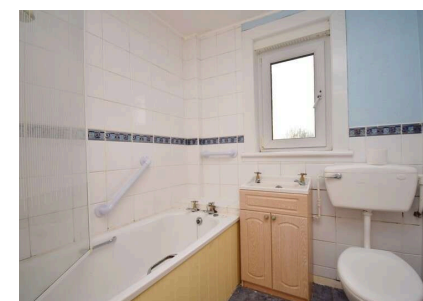
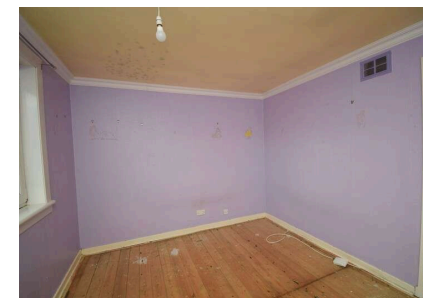


Bathroom
 6'2" x 5'9"
 1.89 x 1.74m

Top Floor
 Approx. 60.0 sq. metres 645.8 sq. feet



Total area: approx. 61.3 sq. metres (659.8 sq. feet)



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