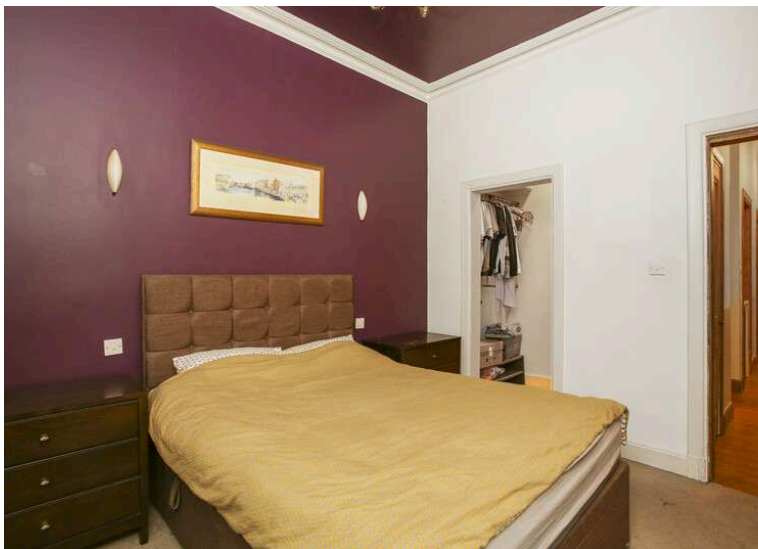
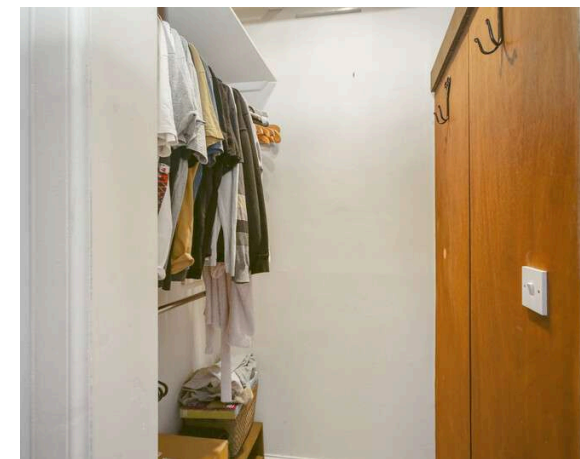




7/1 Pirrie Street, Leith, EH6 5HY

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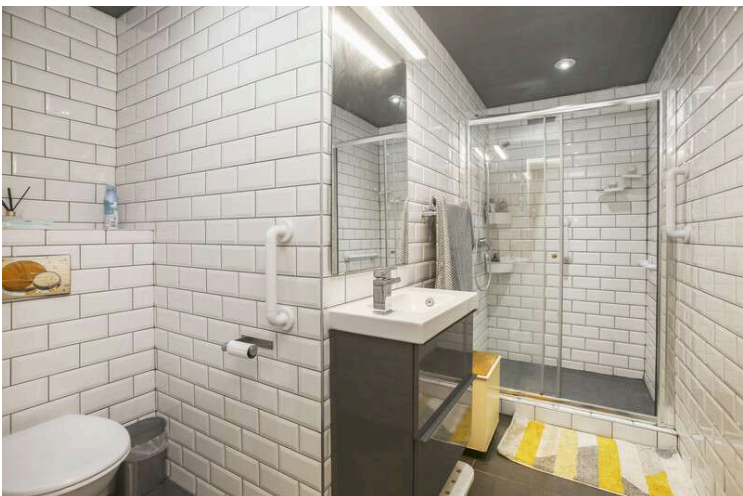


McDougall McQueen present to the market this bright and spacious two bedroom, ground floor tenement flat located in the capital's fashionable Leith district. The property has retained a wealth of period features, including cornicing and working window shutters. The kitchen/diner has private access to the communal garden which is lawned and partially decked.

Quietly located on Pirrie Street just a stone's throw from bustling Leith Walk and a short walk from The Shore, this property certainly does have everything right on your doorstep. Presented to the market in good order throughout, we would recommend an early viewing.

Viewing is by appointment. Call 07884 247419 to arrange a suitable time to view.

- Prime central location in the heart of Leith.
- Ground floor apartment with access to garden.
- Well presented lounge with many original features.
- Double glazing and gas central heating.
- Two spacious double bedrooms.
- Large kitchen space with appliances, dining area and patio door to decking and communal garden.



Location

Located in Edinburgh's vibrant Leith district, close to outstanding shopping and entertainment amenities, this two-bedroom flat enjoys a central, yet quiet address along a no-through road with a rear-facing position in a classic tenement. The flat is tastefully presented with contemporary interiors and benefits from access to a delightful, shared garden and unrestricted on-street parking

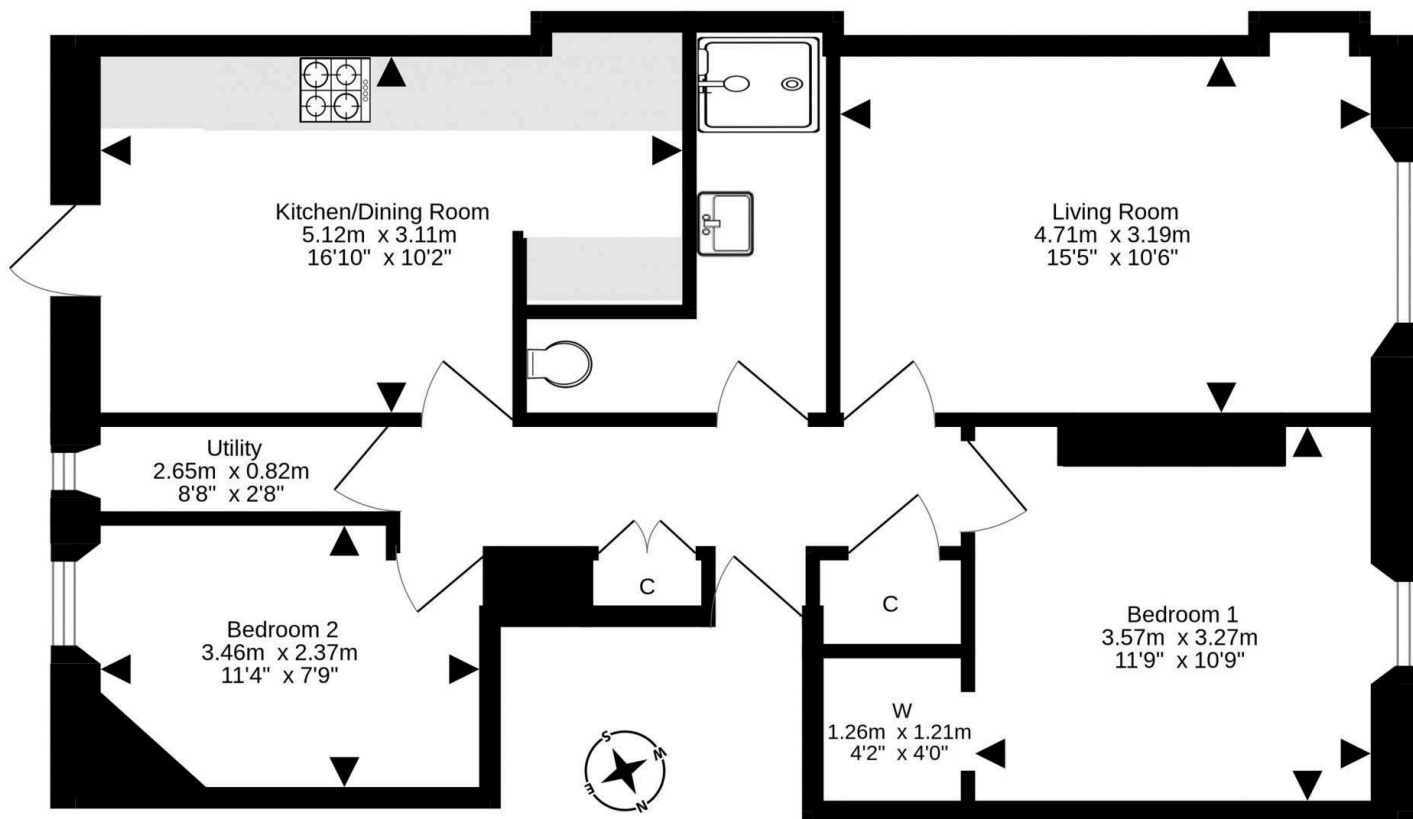
Extras

Sale includes gas range cooker, American style fridge/freezer and washing machine/tumbler dryer in utility room.

Price & Viewing

For price and viewing information or further details on this property please contact agent on 07884 247419.

EPC Band - D



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

