



## 25/3 Pirniefield Bank

Leith, Edinburgh, EH6 7QH

*We sell homes, not just houses*





## Summary

*Situated on a no-through road in Leith, this spacious first-floor flat is brought to market in move-in condition, enjoying neutral interiors throughout. The three-bedroom property further benefits from bright and airy rooms, and excellent storage facilities (including a private shed). In addition to a communal garden laid with a sweeping lawn, it also has a private garden which has been designed for relaxing and dining in the sun. The flat will certainly appeal to a wide demographic, including families, city professionals, and rental investors.*

*Extras: all fitted floor and window coverings, light fittings, an integrated oven and gas hob, a freestanding fridge/freezer, a dishwasher, and a washing machine to be included.(all TBC by client)*

---

## Features

- Spacious first-floor flat
- Part of an established development
- Situated in sought-after Leith
- Neutral interior décor throughout
- Entrance hall with built-in storage
- Bright and airy living/dining room
- Modern, well-appointed kitchen
- Two double bedrooms (one with storage)
- One versatile single bedroom/office
- 3pc bathroom with handheld shower
- Low-maintenance private garden
- Large shared garden and drying green
- EPC Rating - C





Spacious first-floor flat, part of an established development situated in sought-after Leith







Two double bedrooms (one with storage), and one versatile single bedroom/office

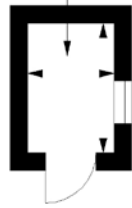




# Floorplan

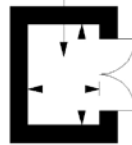
**Shed**  
Approx. 2.2 sq. metres (23.7 sq. feet)

Shed  
5'11" x 3'11"  
1.80 x 1.20m

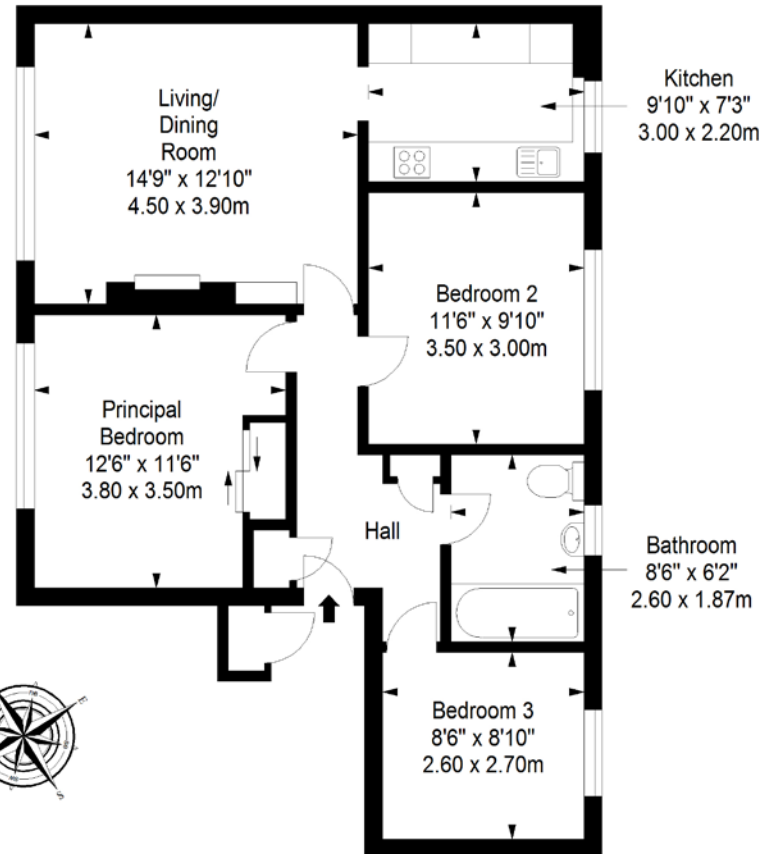


**Store**  
Approx. 1.4 sq. metres (15.1 sq. feet)

Store  
4'7" x 3'3"  
1.40 x 1.00m



**First Floor**  
Approx. 69.8 sq. metres (751.3 sq. feet)



Total area: approx. 73.4 sq. metres (790.1 sq. feet)



LEGAL OFFICE: 89-91 Morrison Street, Edinburgh, EH3 8BU  
0131 337 7771  
[www.clancys-solicitors.co.uk](http://www.clancys-solicitors.co.uk)

**DISCLAIMER**  
These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

**CLANCYS**  
SOLICITORS & ESTATE AGENTS