



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**19/3 PILLANS PLACE**

Leith, Edinburgh, EH6 7FJ



Forming part of an attractive, contemporary development in Leith, this first-floor apartment offers a fabulous open-plan kitchen, living and dining room with a balcony, a double bedroom, and a bathroom, all enhanced by immaculately presented, modern interiors. The flat is situated close to Leith's outstanding amenities and green space, as well as being just over two miles from the heart of the capital. The flat and its location are sure to appeal to first-time buyers, professionals, couples, downsizers, and rental investors alike.

Extras: Integrated kitchen appliances comprising an oven, hob, fridge/freezer, and dishwasher will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.



## FEATURES

- Immaculately presented apartment in Leith
- Forming part of a sought-after modern development
- Attractive, contemporary interiors
- Secure shared entrance and lift service
- Welcoming hall with built-in storage
- Open-plan kitchen/living/dining room with balcony
- Contemporary, fully integrated kitchen
- Double bedroom with built-in wardrobe
- Bathroom with shower-over-bath
- Private residents' parking



"THIS ONE-BEDROOM APARTMENT IS PRESENTED WITH IMMACULATE, CONTEMPORARY INTERIORS."



EPC RATING:

B

COUNCIL TAX BAND:

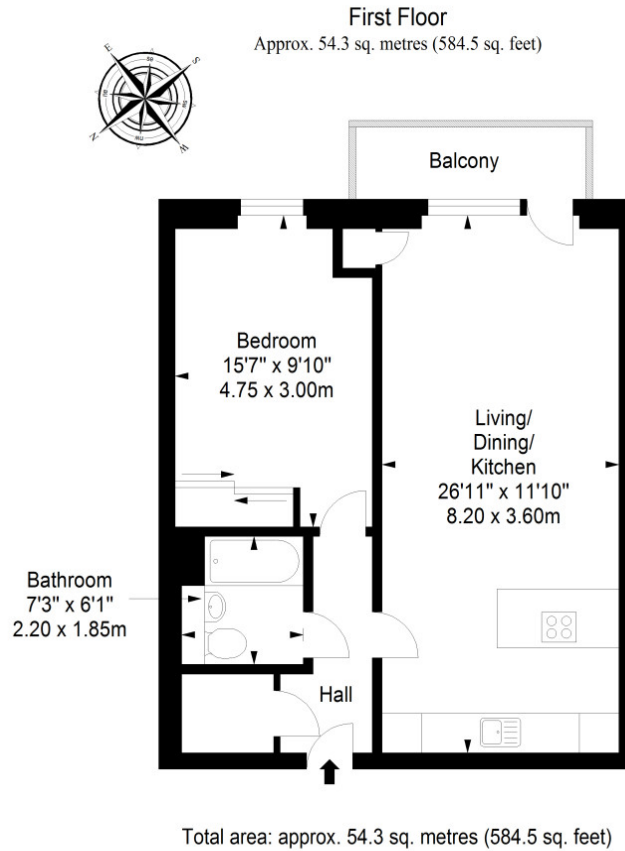
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VIEWINGS

By appointment with Gilson Gray on 0131 516 5366



GILSONGRAY.CO.UK



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0131 516 5366



GLASGOW

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0141 530 2021



EAST LOTHIAN

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BORDERS

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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.