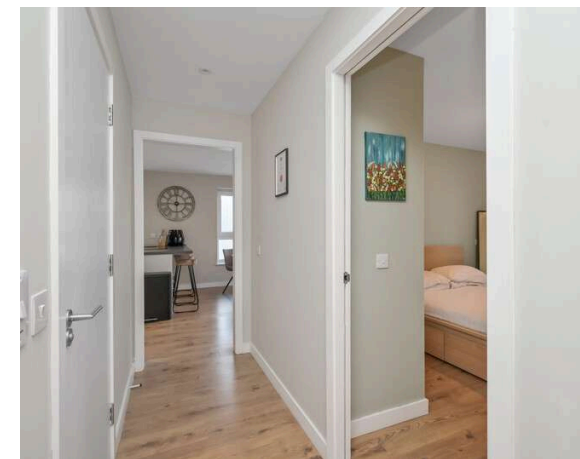




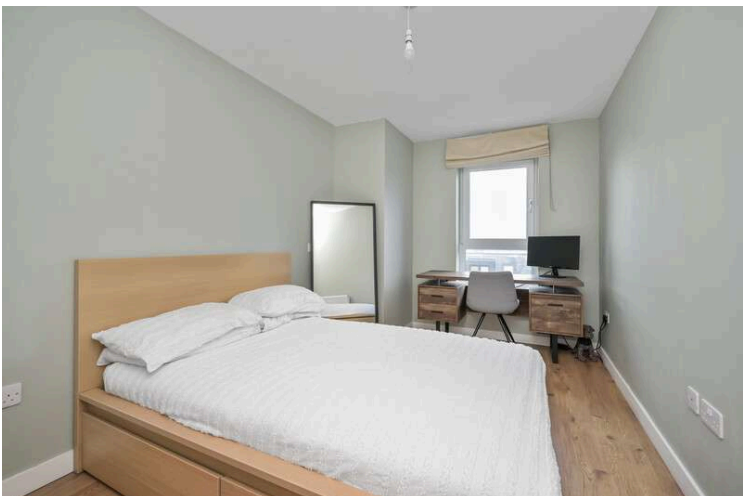
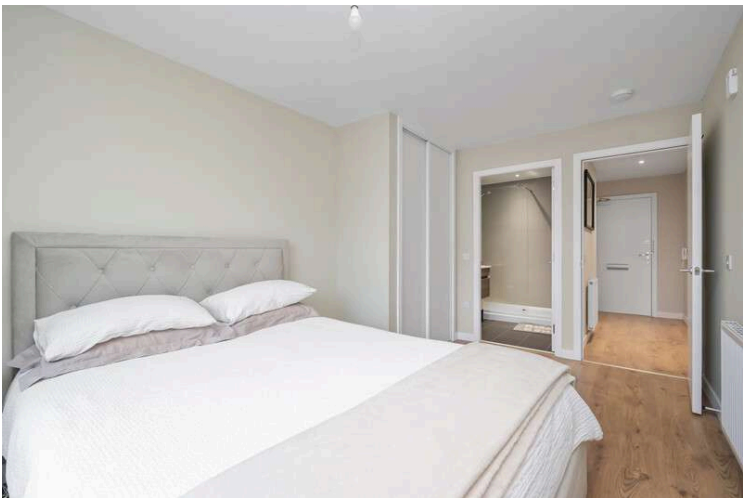
Flat 17, 13 Pillans Place, Edinburgh, EH6 7FG

www.mcdougallmcqueen.co.uk



Ideal first time buy, this fabulous two bedroom third floor apartment offers excellent modern day living and benefits from a secure entry system and lift access to all floors. The property forms part of a modern block within the exclusive Rope Works Development ideally located in the vibrant Leith district of Edinburgh close to an abundance of local amenities, shops, bars, restaurants, along with the newly installed trams. Presented to the market in immaculate order throughout, we would recommend an early viewing.

- Reception hallway with useful storage.
- Open plan living/dining and kitchen area with access to the balcony.
- Fully equipped kitchen with a range of wall and base units along with integrated appliances.
- Master bedroom with built in wardrobe storage and en-suite shower room.
- Double bedroom with built in wardrobes.
- Bathroom comprising WC, wash hand basin, bath with shower over, ladder radiator and fixed mirror.
- Gas central heating.
- Double glazing.
- On street parking.
- Secure bike storage.
- Factored by Ross & Liddell



Location

The vibrant and cosmopolitan area of Leith, voted as one of the best places to live by The Times in 2019, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafés, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the newly reopened Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market, whilst Nearby Ocean Terminal shopping centre is home to a range of High Street shops, a multiscreen cinema, gym, and restaurants. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green spaces of Leith Links, which is home to Leith Links Tennis and Bowling Club. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym, whilst neighbouring Newhaven is the home of Alien Rock, a large indoor climbing arena. The area offers good schooling from nursery to tertiary level.

Extras

Included in the sale are the integrated kitchen appliances, all fixtures and fittings, floor and window coverings. Items of furniture are available by separate negotiation.

Price & Viewing

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

EPC Band - B



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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.

