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Offers Over
£175,000

10/7 Pirrie Street

Leith | Edinburgh | EH6 5HY

A superb opportunity has arisen to acquire this impressive and well-presented one bedroom second floor traditional tenement flat nicely positioned within a quiet pocket of Leith. Close to fantastic amenities and transport links, the property makes for an ideal purchase for first-time buyers, couples and professionals. Early viewing suggested.

-  1 beds
-  1 public
-  1 bathroom
-  On-street parking
-  EPC Band - D
-  Council Tax Band - B



Description

Internally, the property is presented in a true turn-key condition while briefly comprising of; welcoming entrance hallway with good storage provisions including a utility cupboard, bright and airy lounge/diner with a shelved Edinburgh press cupboard, custom-built window seating with storage, an overhead storage cupboard and lots of room for a small dining table and chairs, stylish fully-fitted kitchen with tiling in splash areas while being finished with modern light-grey units and a wooden worktop, large double bedroom with ample room for freestanding furniture and different configurations, and a partially-tiled partially-paneled shower room with a single cubicle and heated towel rail.

Further benefits include a secure door entry system, recently installed (2022) electric heating system and double glazing throughout.



Extras

Selected fixtures and fittings, including; integrated electric hob and oven, freestanding washing machine, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

For the car owner, parking can be found on-street to accommodate both residents and visitors alike.

Viewing

By appointment through Neilsons 0131 625 2222.



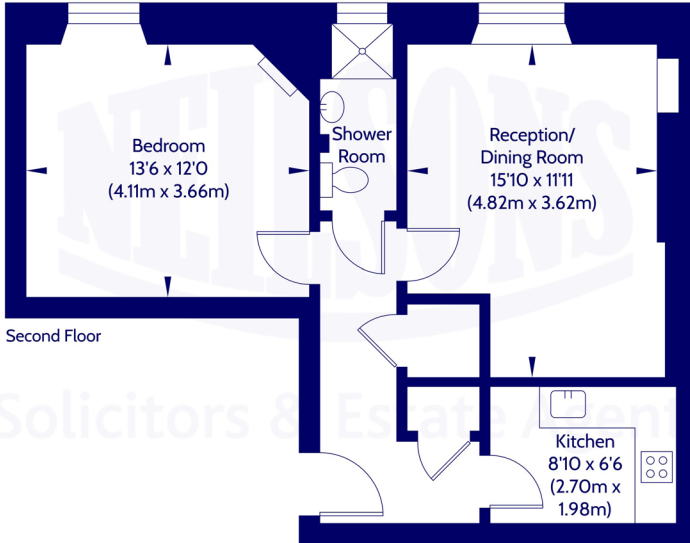


Location

The property is in the vibrant and sought-after Leith district of Edinburgh and is situated less than two miles from the City Centre, within close proximity to Waverly train station and all of Edinburgh's superb shopping facilities, cinemas, theatres, concert halls and restaurants. There are a fantastic range of specialist shops, cafes, restaurants and bars on Leith Walk. Further amenities can be found in the cosmopolitan Shore district which offers a great choice of popular bars and world-renowned restaurants. There are a variety of great outdoor spaces nearby including the wonderful Leith Links, the Water of Leith Walkway, Holyrood Park and Arthur's Seat. There is a regular bus and tram service to the City Centre and surrounding areas and tram service direct to the Airport. The City-Bypass is easily accessible with links to central Scotland's main motorway network.



Approx. Gross Internal Floor Area 51.58 Sq M / 555 Sq Ft.



Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.
All measurements are approximate and include areas under coombed ceilings in finished rooms.
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents
Plans by planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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