



Solicitors & Estate Agents










Offers Over
£180,000

10/15 Pirrie Street

Leith | Edinburgh | EH6 5HY

A superb opportunity has arisen to acquire this impressive and well-presented one bedroom top 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, professionals and investors.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Zoned Parking
-  Communal Garden
-  EPC Rating – C
-  Council Tax Band - B



Description

Internally, the property is presented in move in condition and briefly comprises of; secure entry system, welcoming entrance hallway with useful storage facilities, bright and airy reception/dining room with gas fireplace, stylish fitted kitchen with appliances and skylight providing natural light, spacious double bedroom with window seat, ample room for freestanding furniture and nice open views of Edinburgh skyline, and contemporary bathroom with three-piece suite and shower over bath. Further benefits include gas central heating (new boiler installed 2020) and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the gas hob, oven, fridge/freezer and washing machine.

Gardens & Parking

There is a well maintained communal garden to the rear and permit/meter parking to the front and surrounding area.

Viewing

By appointment through Neilsons 0131 625 2222.



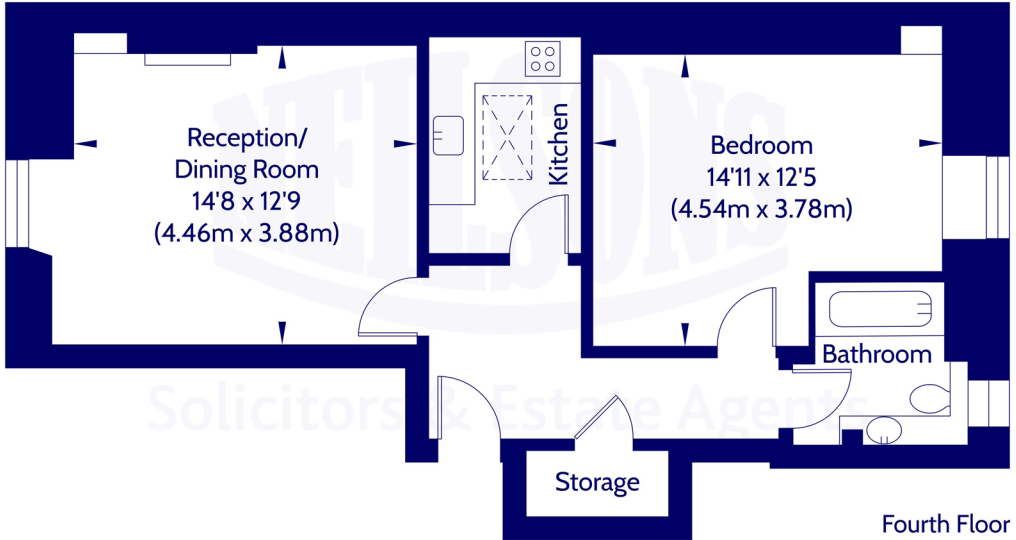


Location

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 55.81 Sq M / 601 Sq Ft.



Fourth Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. 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.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

