



19 Pirniefield Grove
Leith Links, Edinburgh, EH6 7QB

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Reception Hall.
- Good sized bay windowed living room with feature fire.
- Kitchen with appliances.
- Door to rear garden.
- Under stairs storage cupboard.
- Dining Room.
- Upper Landing with access to attic.
- Generously proportioned double bedroom with storage.
- Bedroom 2.
- Bathroom with shower.
- Gas Central Heating.
- Double Glazing.
- Private garden area to front.
- Driveway leading to garage.
- Further garden areas to side and rear.
- Unrestricted on-street parking.



GENERAL DESCRIPTION

An end terraced villa situated in the sought after Leith Links district of the City, perfectly positioned for access into Edinburgh Centre and close to a wide range of local amenities. The property is in need of modernisation and redecoration but offers excellent potential to any purchaser.

COUNCIL TAX BAND: D.
TRAIN STATION: APPROXIMATELY 2.5 MILES TO EDINBURGH WAVERLEY STATION.
AIRPORT: APPROXIMATELY 11.3 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 300 METRES.

LOCATION

Situated to the northeast of the city, the leafy residential suburb of Leith Links enjoys a tranquil, laid-back ambience within walking distance of the city centre. The vast, open space of Leith Links itself is home to a well-equipped play park, various football pitches and in the summer months it also hosts the annual Leith Festival Gala. Just minutes' walk from vibrant Leith Walk and the trendy Shore district, the area enjoys a fantastic blend of local services and amenities. The bustling shopping area around Great Junction Street, the New Kirkgate and the Foot of the Walk provides everything you need for day-to-day life, while more extensive shopping facilities are available in the city centre or at nearby Ocean Terminal shopping centre. Over recent years Leith has attracted a new generation of trendy bars and restaurants, which sit side by side with traditional pubs, while the neighbouring Shore district boasts no fewer than three Michelin-starred restaurants. Sport and fitness enthusiasts have a choice of several gyms and fitness studios including Leith Victoria Swim Centre (traditional Victorian swimming baths with a well-equipped gym and fitness studios) and a 24-hour PURE gym at Ocean Terminal. Leith Links offers an excellent range of schools from nursery to secondary education. An efficient public transport network is on hand, with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International Airport. The city bypass and main motorway networks are also within easy reach.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE FREESTANDING COOKER AND AUTOMATIC WASHING MACHINES. THERE WILL BE NO GUARANTEES FOR ANY OF THE WHITE GOODS.



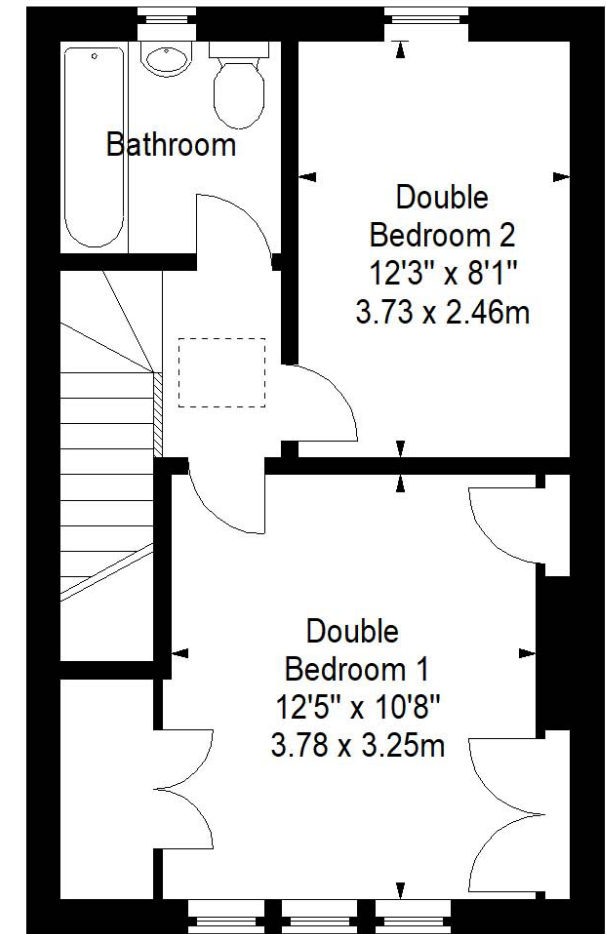
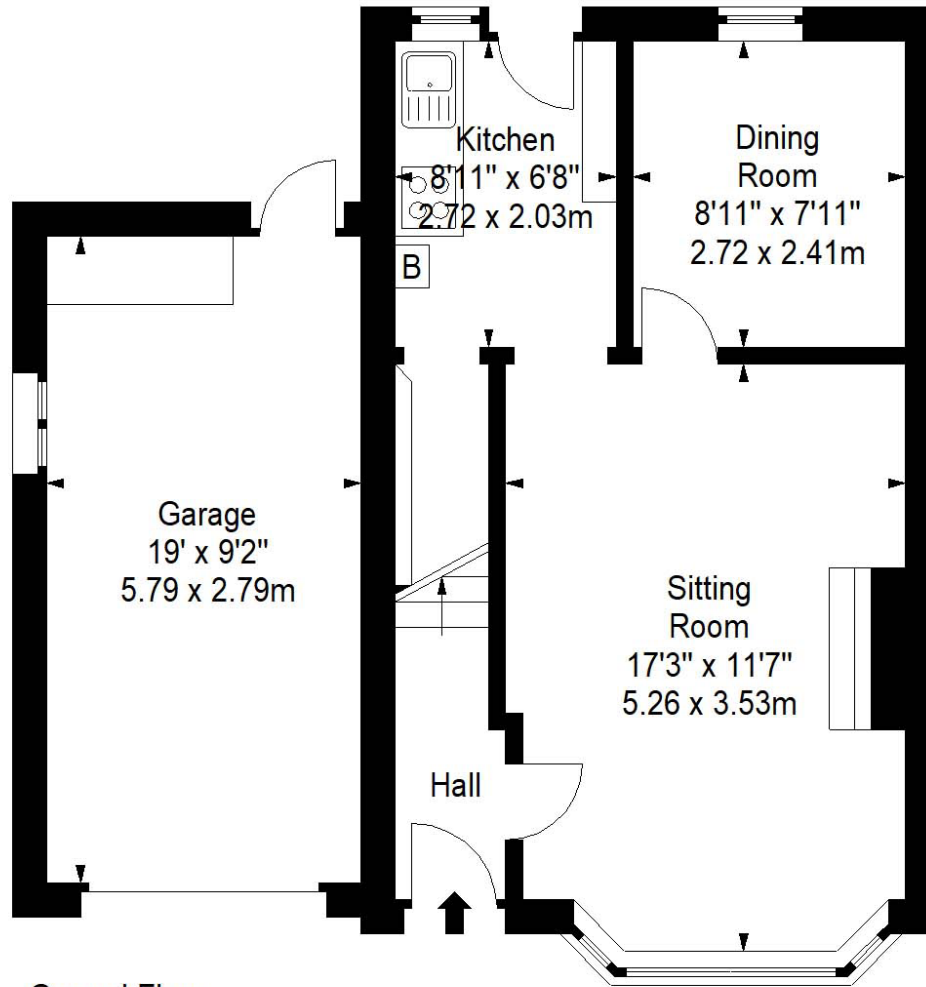
**Pirniefield Grove,
Edinburgh,
Midlothian, EH6 7QB**



Approx. Gross Internal Area
770 Sq Ft - 71.53 Sq M
Garage
Approx. Gross Internal Area
176 Sq Ft - 16.35 Sq M
For identification only. Not to scale.
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**ENERGY PERFORMANCE
CERTIFICATE RATING D**



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Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. 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. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.