



Solicitors & Estate Agents










Offers Over
£180,000

10/4 Pirrie Street

Leith | Edinburgh | EH6 5HY

This is a superb opportunity to acquire an impressive and well-presented one-bedroom first-floor traditional tenement flat, situated in a quiet and desirable area of Leith. Ideally located close to an array of fantastic amenities, including shops, restaurants, and cafes, as well as excellent transport links, this property is perfect for first-time buyers, professionals, or investors looking for a quality home in a vibrant part of the city.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  On Street Permit Parking
-  Communal Garden
-  EPC Rating – D
-  Council Tax Band - B



Description

Upon entering the property, you are greeted by a welcoming hallway that sets the tone for the rest of the home. The reception room offers a bright and tranquil view of the pleasant rear garden, featuring neutral decor and a designated dining space, creating a comfortable and inviting atmosphere for relaxation or entertaining. The contemporary kitchen is fitted with a range of modern wall and base units, complemented by matching worktops and a stylish splashback. It is equipped with integrated appliances, including an induction hob and oven, providing both functionality and a sleek, cohesive design. The spacious double bedroom, also facing the rear of the property, is carpeted for comfort and includes wardrobes, offering ample storage. The crisp white bathroom is beautifully finished with a two-piece suite, including a large glass shower cubicle housing a dual thermostatic shower for a luxurious experience. A heated chrome towel rail adds a touch of elegance and practicality to the space, completing the bathroom's clean and modern look.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

The property also benefits from access to a well-maintained communal garden to the rear, providing a pleasant outdoor space for residents to enjoy. For parking, permit and meter options are available in the surrounding area, offering convenience for both residents and visitors. With its combination of location, charm, and accessibility, this property represents an excellent investment in one of Leith's quieter yet well-connected pockets.

Viewing

Please contact Neilsons on 0131 625 2222.





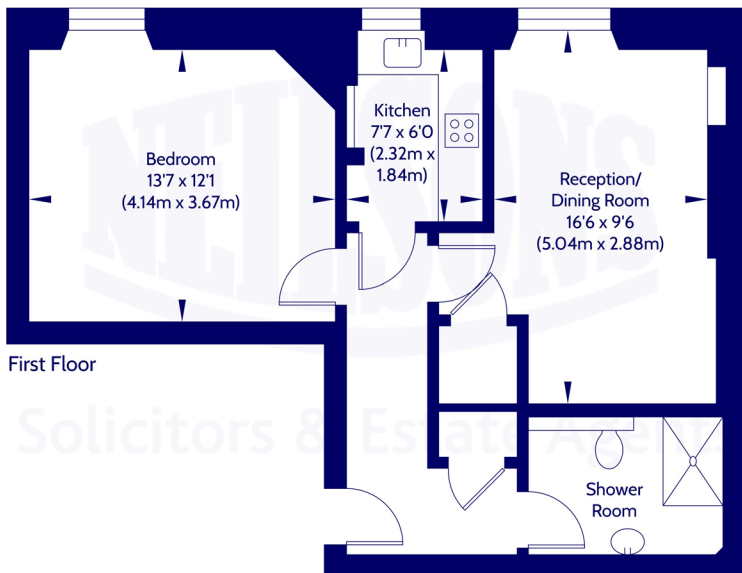
Location

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 proximity to Waverley 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. The recently completed trams to Newhaven project provides a direct connection to the city centre and the airport, making travel for work or leisure swift and comfortable. There is a regular bus service to the City Centre and surrounding areas and the City-Bypass is easily accessible with links to central Scotland's main motorway network.





Approx. Gross Internal Floor Area 50.71 Sq M / 546 Sq Ft.



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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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