



19/28 PILLANS PLACE

Leith, Edinburgh, EH6 7FJ



1

Public Room



1

Bedroom



1

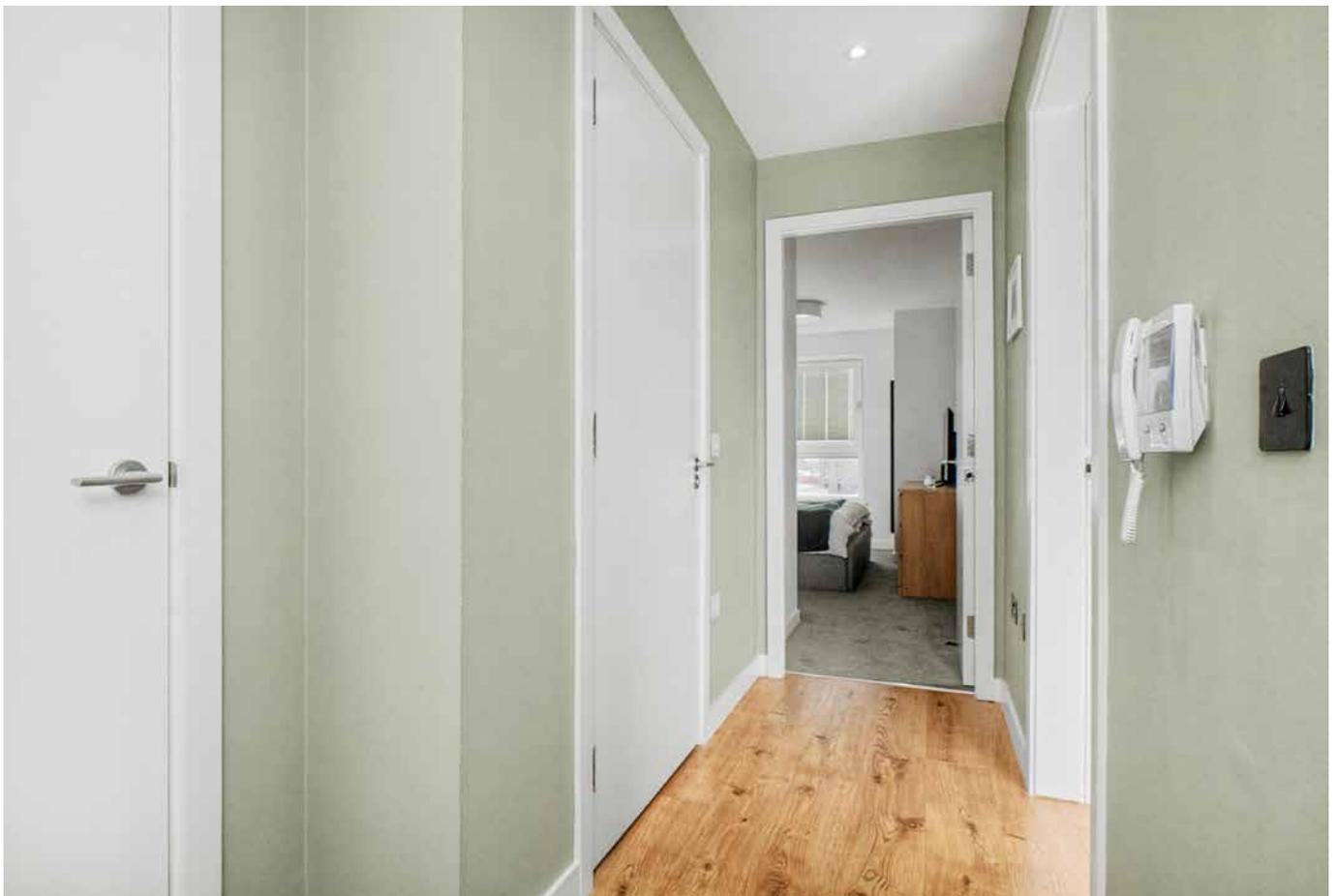
Bathroom

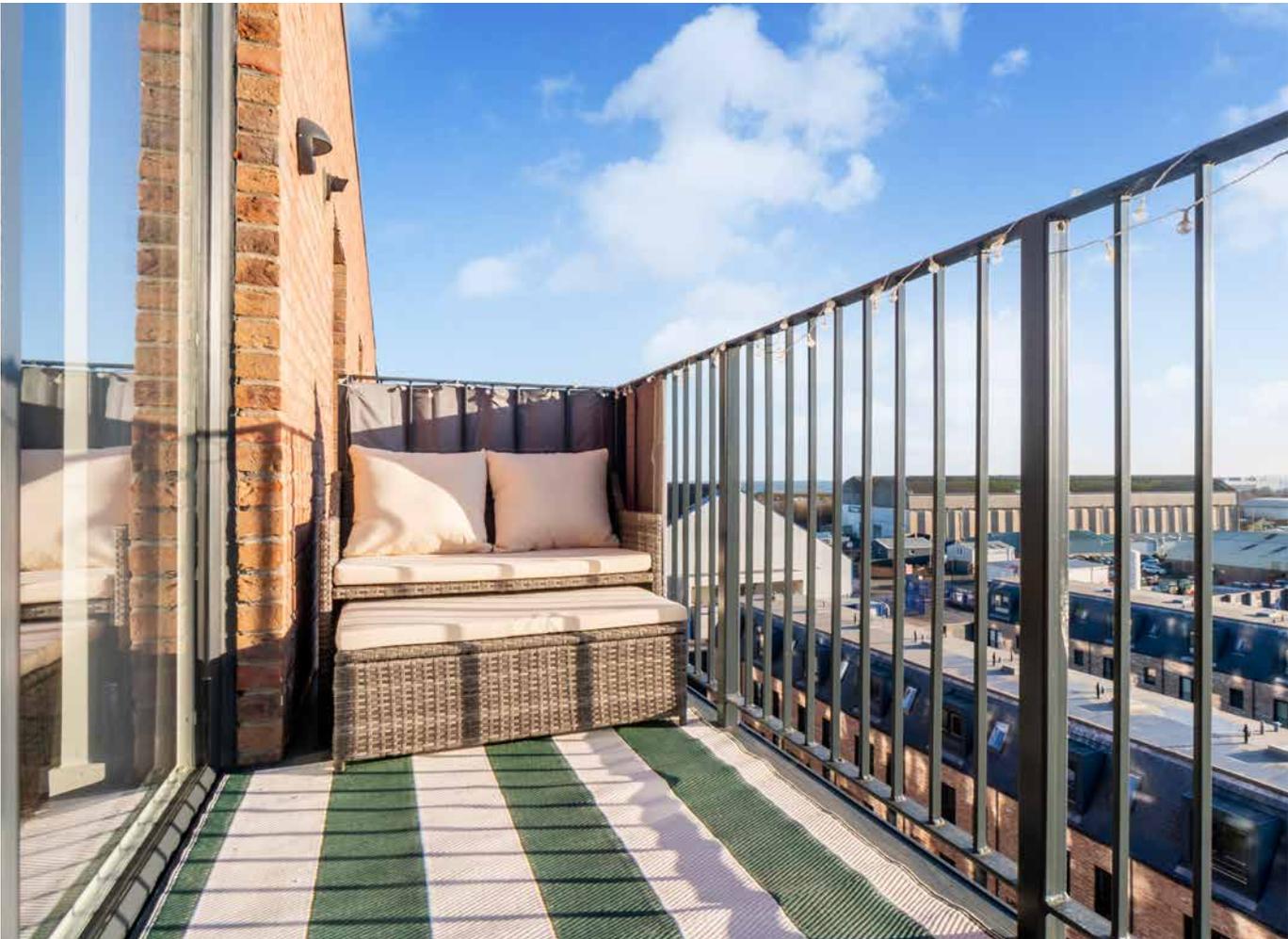


19/28 PILLANS PLACE

Introducing 19/28, Pillans Place, a beautifully presented top-floor flat, with a private balcony, set within an ultra-modern development in the popular area of Leith, enjoying scenic views towards Leith Links and Arthur's Seat. This stylish home is bright and contemporary throughout, offering an open-plan living and dining kitchen with contemporary cabinetry, handy downlighters and integrated appliances, a spacious carpeted double bedroom with built-in storage, and a sleek, modern bathroom with towel warmer, vanity storage, large mirror and overhead shower. The property also benefits from excellent storage and a thoughtfully designed layout, creating a comfortable and practical living environment.

Externally, residents enjoy access to a communal garden, secure entry, lift service, a secure bike store and convenient residents' parking. Ideally positioned close to a fantastic array of amenities and excellent transport links into Edinburgh, this superb flat offers a perfect blend of modern living, convenience, and attractive open outlooks in one of the city's most vibrant neighbourhoods.







B
EPC
RATING

C
COUNCIL
TAX BAND

VIEWING
By appointment only
with Gilson Gray on
0131 516 5366

Features

- Top-floor flat with lovely views towards Arthur's Seat
- Part of a modern development
- Sought-after location in popular Leith
- Immaculately presented modern interiors
- Secure phone entry and lift service
- Entrance hall with a store
- Balconied living/dining room with a cupboard, open to
- Contemporary kitchen with integrated appliances
- Spacious double bedroom with a built-in wardrobe
- Modern bathroom with a shower-over-bath
- Communal garden
- Secure bike store
- Residents' parking







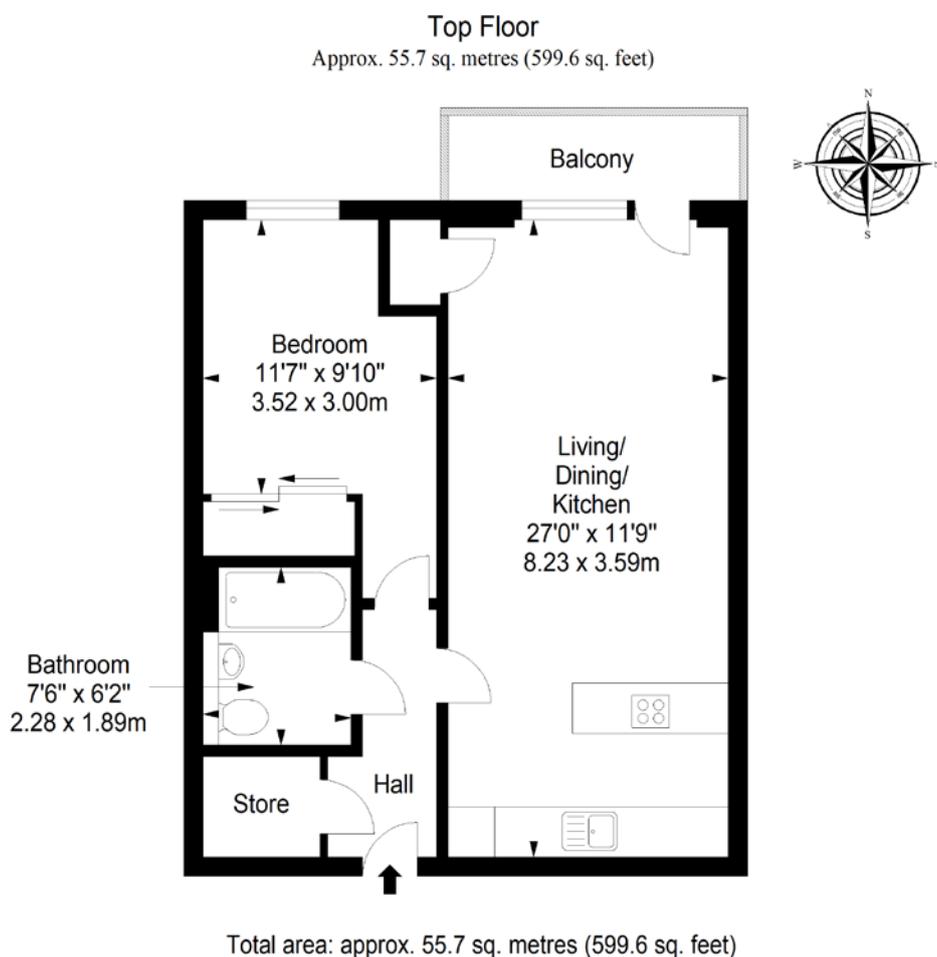
Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale. Please note that no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.

Factor: The factor is managed by Ross & Liddle at an approximate yearly cost of £672



LEITH, EDINBURGH

Voted by Time Out in 2023 as one of the world's coolest neighbourhoods, historic and vibrant Leith is characterised by its diverse attractions, which include an eclectic mix of bars, cafés, and restaurants. There is also a wide variety of retail outlets, including the Ocean Terminal shopping centre, which boasts high street stores, family restaurants, a 24-hour gym, and a multiplex cinema. Lively annual festivals enrich the strong cultural scene, already buzzing with live music venues, galleries, and artist studios. The area also incorporates The Shore, a scenic waterfront hosting cosy pubs and fine dining with some award-winning restaurants. Amidst all the activity, tranquil green spaces, such as Leith Links and Claremont Park, offer a relaxing escape. For indoor sports and leisure facilities, Leith Victoria Swim Centre accommodates a swimming pool, fitness studios, and a gym. Additionally, public transportation to the city centre (two miles away) runs day and night, including the tram line that runs directly to Edinburgh International Airport. Leith also has a school catchment area covering early years, primary, and secondary education.



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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. 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.