



7 (1F2) Pirrie Street  
Leith, Edinburgh, EH6 5HY



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**Located in desirable Leith, this first-floor flat presents an excellent opportunity for first-time buyers or investors**

- Sitting room/kitchen with pantry
- Double bedroom w/walk-in wardrobe
- Shower room
- Separate WC
- Excellent location close to amenities
- Communal rear garden
- Ideal for first-time buyer/investor
- Secure entryphone system
- Gas central heating & double glazing
- Freshly decorated



**Offers Over: £140,000**

**EPC Rating: C**

**Council Tax: A**

**Tenure: Freehold**

Further information can be found in the home report.

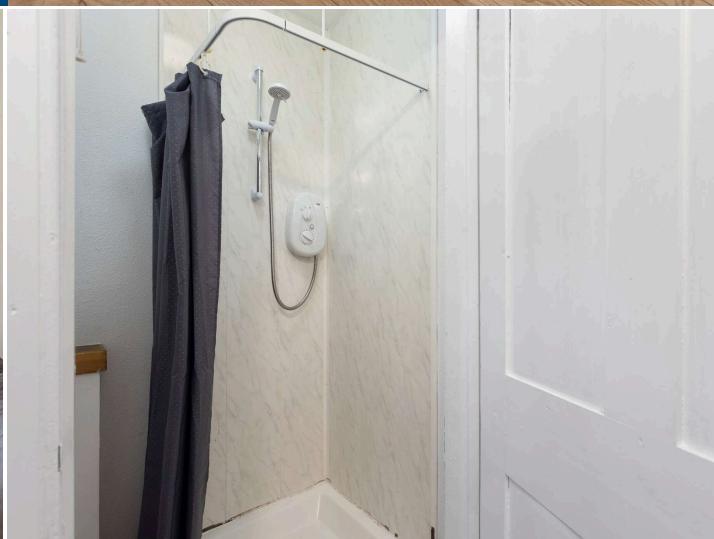
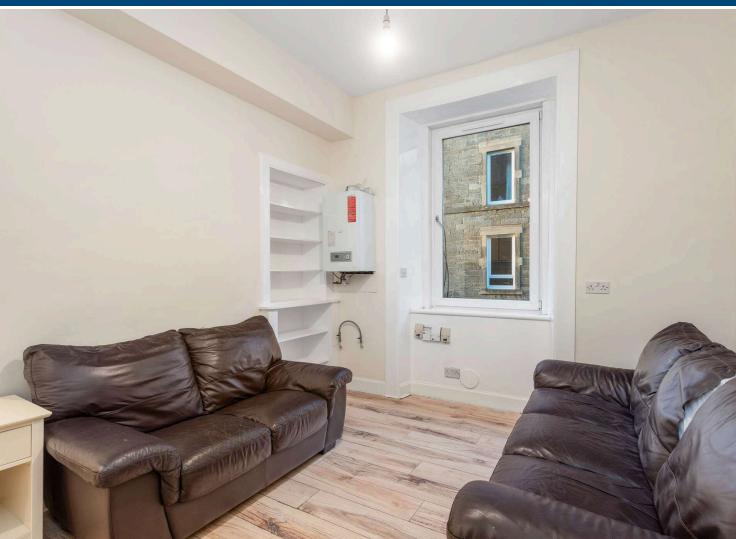
# About the Property

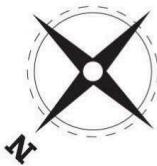
Situated just a short walk from the vibrant area of The Shore, the flat is ideally placed for various amenities, trendy bars and restaurants and easy access to the city centre and beyond.

The property provides a comfortable living space with great potential and its bright accommodation which has been freshly decorated, along with benefits such as gas central heating, double glazing, and a lovely shared garden, make it an appealing home ready for personal touches and improvements.

## Extras

To include all fitted floor coverings, light fittings, washing machine, fridge/freezer & cooker.

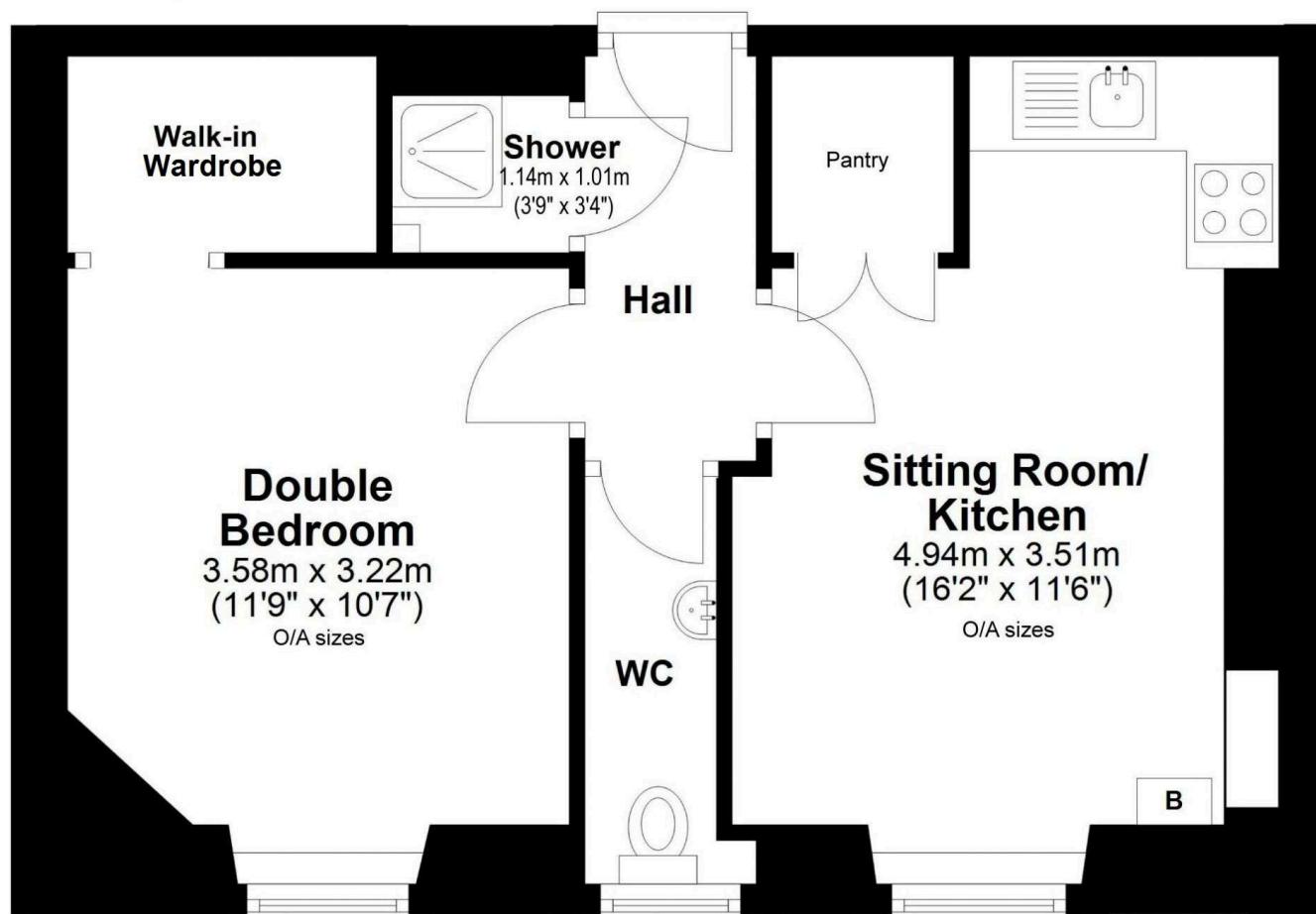




## 7(1F2) Pirrie Street, Edinburgh EH6 5HY

Total Area: 38.2 m<sup>2</sup> ... 411.4 ft<sup>2</sup>

All measurements are approximate and for display purposes only



**First Floor**

## Location

Leith is situated a short distance to the north of the city centre, and is renowned for its architecture and cultural heritage. There are plenty of shopping facilities in the area including an Asda supermarket at Newhaven Harbour and a Tesco on Duke Street. Further amenities are easily accessible at The Shore and Ocean Terminal is a short distance away. Leith Walk offers an array of artisan coffee shops, bakeries, trendy bars, eateries and independent shops. The Playhouse Theatre and the Omni Centre are just short bus trip away. Waverley Station and St Andrew's Square bus station are also easily accessible. Efficient bus & tram services run to and from the area to the city centre and Edinburgh Airport. There are good road links to all major motorway networks.





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