



25/5 PIRNIEFIELD BANK

Lochend, Edinburgh, EH6 7QH


1
Public Room


3
Bedrooms


1
Bathroom



25/5 PIRNIEFIELD BANK

This three-bedroom top-floor flat is a beautiful city residence that offers buyers bright and airy rooms finished with modern decoration throughout. The home further benefits from a quality kitchen and bathroom, as well as good storage facilities. With three flexible bedrooms, it also provides excellent versatility to meet a range of lifestyles, proving well suited to small families, city professionals, and first-time buyers alike.

Forming part of an established residential development, it has a desirable location in sought-after Lochend too. The home offers easy access to the wide assortment of bars and restaurants in Leith, as well as a choice of convenience stores and supermarkets. The sprawling greens of Leith Links are also close by, and there is a charming beach and esplanade walk along the Firth of Forth just a short stroll away. Furthermore, the city centre can be reached in as little as 10 minutes by car or roughly 25 minutes by public transport.







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RATING

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TAX BAND

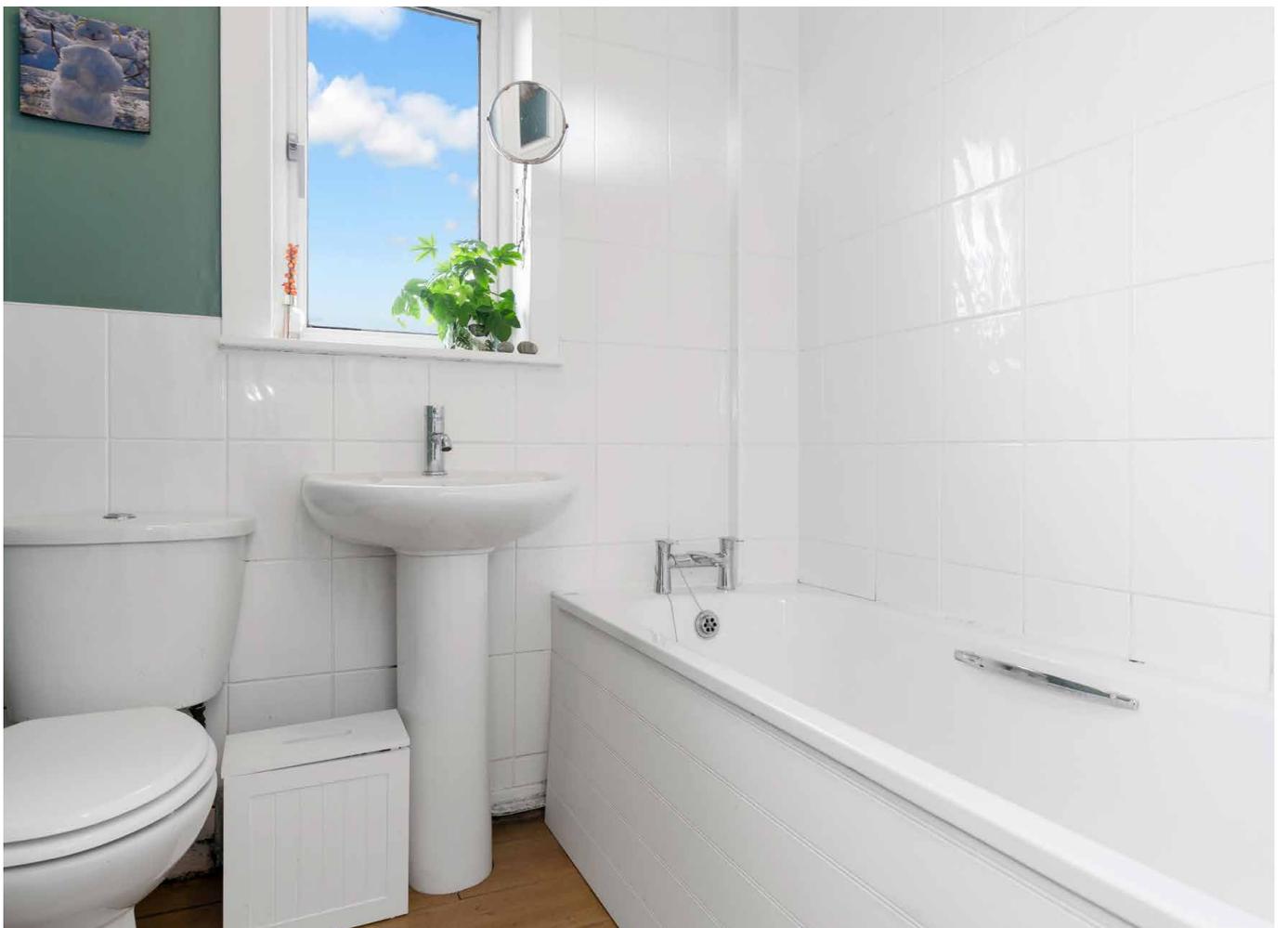
VIEWING
By appointment only
with Gilson Gray on
0131 516 5366

Features

- Top-floor city flat with attractive interiors
- Sought-after location in popular Lochend
- Delightful elevated views over Edinburgh
- Private storage by the front door
- Welcoming hall with a built-in cupboard
- Elegant living/dining room with feature fireplace
- Well-appointed, galley-style kitchen
- Two double bedrooms (one with wardrobe)
- Versatile third bedroom/home office
- Area of private garden ground
- Large communal garden laid to lawn
- Private store by the garden that is ideal for bikes
- Unrestricted on-street parking









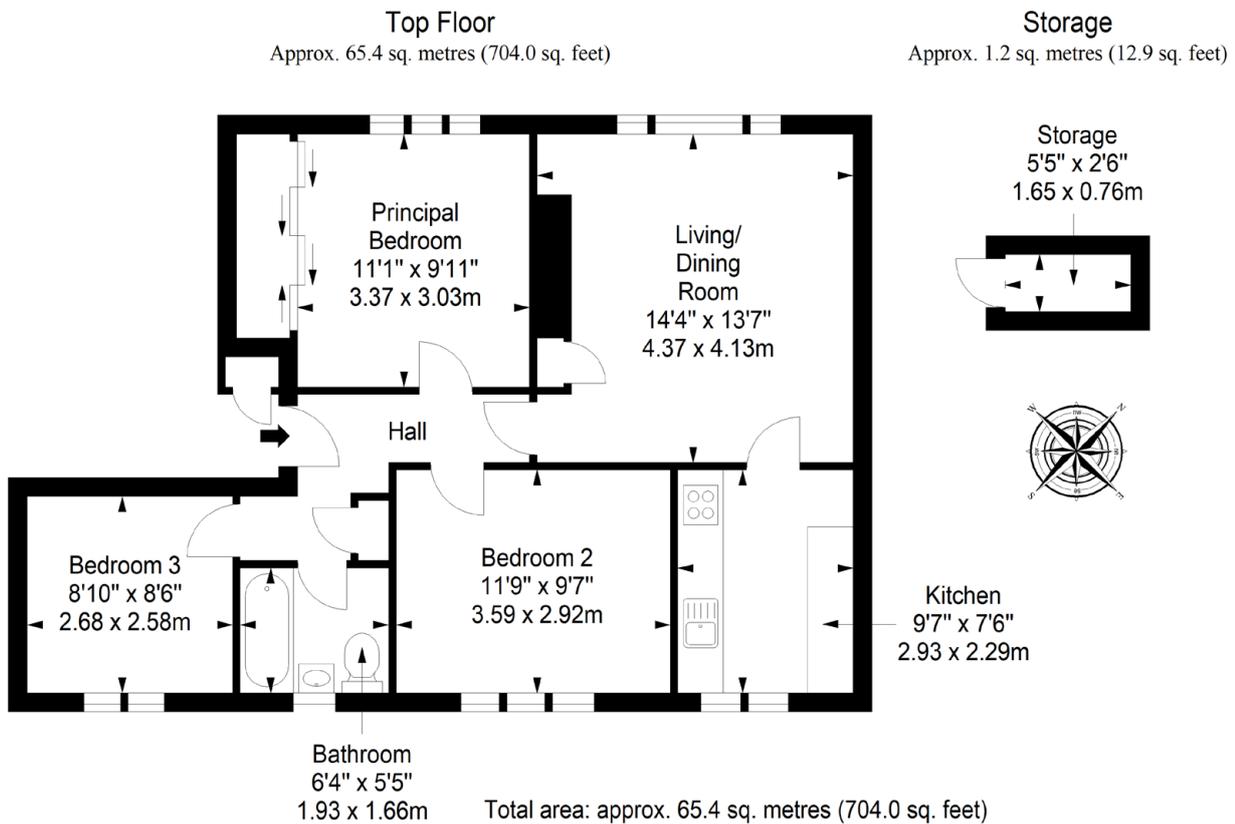
Extras: All white goods, including an integrated oven and gas hob, and a freestanding fridge, a fridge/freezer, and a washing machine to be included in the sale.

Please note, 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.



LOCHEND, EDINBURGH

Lying less than two miles from Edinburgh city centre, with excellent public transport links, is the mainly residential district of Lochend. The area is situated conveniently close to Easter Road, with its independent shops, cafés and cosy pubs, and Meadowbank Shopping Park, host to several supermarkets and high-street outlets. Lochend also caters for outdoor recreation with proximity to some of the capital's most delightful green spaces, including the country-style Lochend Park (a green flag park with ancient ruins and a loch), the Leith Links and the breath-taking Holyrood Park, home to the iconic Arthur's Seat. For indoor sports, the recently refurbished Meadowbank Sports Centre offers state-of-the-art facilities. Schools falling within Lochend's catchment area are wide-ranging and cover primary and secondary education. Many of the city's well-regarded independent schools are also easily accessible due to the area's central location. For those commuting further afield, the A1, City Bypass and motorway network are swiftly reached from here.



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