



24/4 Pirniefield Bank
Edinburgh, EH6 7QH

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"24/4 Pirniefield Bank is a spacious and well presented, three-bedroom first floor flat brought to market in move-in condition"

- WELL MAINTAINED STAIR
- HALLWAY
- SITTING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- COMMUNAL REAR GARDEN
- ON STREET PARKING





LOCATION

Leith Links is an extremely popular residential area situated to the east of Edinburgh. The property is a short distance from the cosmopolitan area of the Shore, which offers a wonderful selection of bars, restaurants and specialist shops.

The nearby Ocean Terminal has an excellent range of shops, multi-screen cinema complex and is home to the impressive Royal Yacht Britannia. Further shopping can be carried out in the neighbouring Leith and Meadowbank areas. Leith Links itself also provides a lovely environment to walk, take children to the play park or to take dogs for exercise which could lead onto the walkway with exits at Pirnfield, the Findlay's, Restalrig Road, Lochend Road or Easter Road. Education is well served locally from nursery, primary and secondary schooling. The property is ideally placed for those working within the city centre and has an excellent public transport service. A short drive away allows access onto the beginning of the A1 from where the city bypass and other areas can be reached.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.

DESCRIPTION

24/4 Pirnfield Bank is a spacious and well presented, three-bedroom first floor flat brought to market in move-in condition, enjoying neutral interiors throughout and located in the Leith Links area, to the northeast of Edinburgh city centre.

Accommodation comprises: hallway with cupboard; good sized sitting room to the front; fitted kitchen with floor and wall cabinets, built in cooker and freestanding appliances; three bedrooms; two excellent doubles and a good-sized single. Completing the accommodation is the three-piece bathroom with mains shower over the bath.

Further benefits are double glazing, gas central heating system, shared drying green to the rear, unrestricted street parking and close walk onto the Walkway and Leith Links

EPC RATING

The energy efficiency rating for this property is band C.

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.

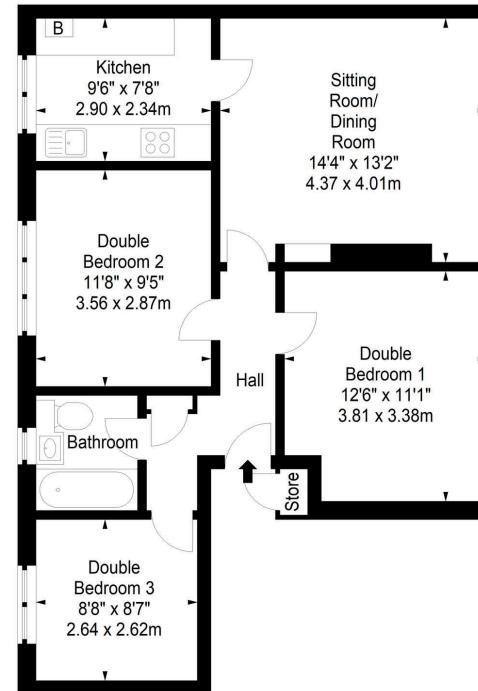
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



Pirniefield Bank,
Edinburgh,
Midlothian, EH6 7QH



Approx. Gross Internal Area
712 Sq Ft - 66.14 Sq M
Store
Approx. Gross Internal Area
4 Sq Ft - 0.37 Sq M
For identification only. Not to scale.
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