



lindsays

Flat 20, 24 Pillans Place
Edinburgh, EH6 7DE

"A wonderful two-bedroom flat in the popular Ropeworks development, close to Leith Links"

- Entrance hall
- Open plan kitchen/living
- Principal bedroom with built in wardrobes
- En-Suite shower room
- Second bedroom with built in wardrobes
- Family bathroom
- Balcony
- Private parking

EPC Rating - B

OFFERS OVER £290,000



Description

A wonderful two-bedroom flat in the popular Ropeworks development, close to Leith Links. Presented in pristine condition and neutrally decorated throughout, this modern flat, built by highly reputable S1 Developments in 2019 is ideally located and offers exceptional accommodation throughout. Comprising of a spacious entrance hall with large store cupboard, an open plan kitchen living space with a range of fitted units and integrated appliances, along with a wonderful balcony overlooking a well-kept communal garden. The principal bedroom is a great space with built in wardrobes and a contemporary en-suite shower room. There is a second double bedroom which also benefits from having built in wardrobes. The main bathroom features a three-piece suite and shower overhead.

The property is fully double glazed, has gas central heating and there allocated secure parking. The property is factored by Ross & Liddell at an approximate cost of £50 per month.

Area

Leith, a historic port and once a separate Burgh, is now very much a vibrant and fashionable area of the city with a distinctly cosmopolitan ambience. Home to The Royal Yacht Britannia, there is a wonderful variety of trendy restaurants (including two Michelin starred restaurants), galleries, bars and bistros, all within walking distance. Leith Walk offers an eclectic mix of small speciality shops as well as a large branch of Tesco and Leith Farmers' Market (every Saturday) is the perfect place to pick up fresh local produce. In addition, the Ocean Terminal Shopping Mall plays host to a number of High Street names, as well as a multi screen cinema, a 24 hour gym and several popular eateries. There is a 24 hour Asda at nearby Newhaven, where there is also a pretty little harbour and a David Lloyd Leisure Centre. There are also various local access points to the city's cycle path network and the Water of Leith walkway. Princes Street and the city centre are readily accessible via regular public transport services which also serve many other parts of the city.

Viewing

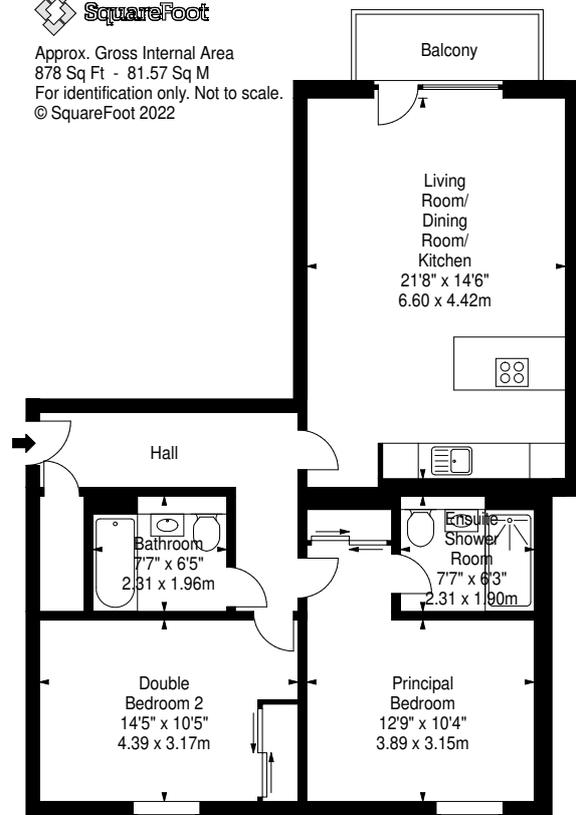
by appointment contact Lindsays on propertyadmin@lindsays.co.uk



**Pillans Place,
Edinburgh, EH6 7DE**

 **SquareFoot**

Approx. Gross Internal Area
878 Sq Ft - 81.57 Sq M
For identification only. Not to scale.
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Fourth Floor

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.