



81 Pirniefield Place, Edinburgh, EH6 7PZ

Well-presented two-bedroom terraced villa with rear patio garden and driveway

URQUHARTS
EDINBURGH



DESCRIPTION

81 Pirniefield Place is a well-presented two-bedroom terraced villa with rear patio garden and driveway situated in the popular residential Leith Links area. The location is superb with excellent local amenities and schools and is a convenient distance from the city centre & surrounding areas.

Entrance hall; bright bay windowed living room with feature coal effect gas fire; dining room overlooking the rear; modern fitted kitchen with wall and base units, integrated appliances, and access to the rear garden; master bedroom with bay window and mirrored fitted wardrobes; further double bedroom; bathroom with three-piece suite; and a fully floored attic with stair access and Velux window, which is currently used for storage.

ACCOMMODATION

Entrance hall. Living room. Dining room. Kitchen. Two bedrooms. Bathroom. Attic.

Gas central heating. Double glazing. Well-maintained rear patio garden with two garden sheds. Private driveway and unrestricted on-street parking.

NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.
 3. All measurements are approximate and any plans are for guidance only and are not guaranteed.
 4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.

LOCATION

Leith Links district is a desirable, residential area northeast of the city centre, and is within proximity of Leith, The Shore and Portobello Promenade. It is famous for its open green spaces and recreational facilities nearby, including Leith Links public park, which has a community croft, children's play areas, sports facilities and is frequented by family & friends, dog walkers, and fitness enthusiasts alike, and the Water of Leith Walkway, which provides riverside walks and cycle rides out to the west. Local shops cater for everyday needs, with a Tesco supermarket (at the foot of Leith Walk) and Lidl's nearby. The Shore area offers a vast array of popular restaurants and cafes, with Ocean Terminal within easy reach offering high street stores, food court and cafes, as well as a cinema complex and gym. Leith Walk, Easter Road, and Great Junction Street all lie within around a mile's radius, offering a wealth of restaurants, cafes, bars, and shops. Regular buses run to and from the city centre along Leith Links, Restalrig Road, and Lochend Road, further routes accessible from nearby Leith Walk and Easter Road, and with the new Tram extension there is another convenient connection through to town and the airport. The city bypass and main motorway networks are also within easy reach.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band D

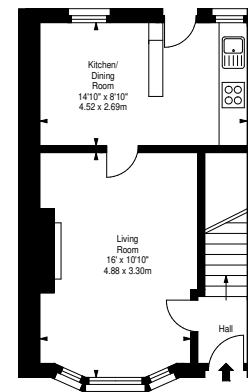
The property has an Energy Rating Category C



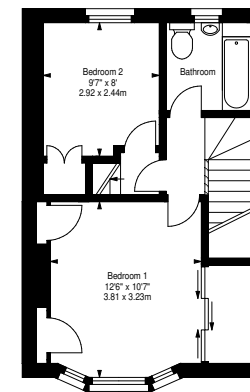
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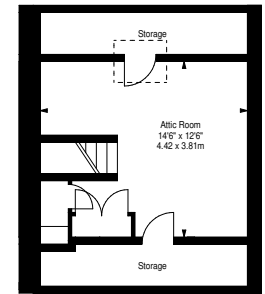
Approx. Gross Internal Area
 1022 Sq Ft - 94.94 Sq M
 For identification only. Not to scale.
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Ground Floor



First Floor



Second Floor