



27/5 Pirniefield Bank, Edinburgh, EH6 7QH

Well-presented two-bedroom top floor flat with parking close to Leith Links

URQUHARTS
EDINBURGH



DESCRIPTION

27/5 Pirniefield Bank is a well-presented two-bedroom top floor flat with parking 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 living room / dining room with dual aspect outlook and fireplace surround feature; fitted kitchen with wall and base units and appliances; two good-sized double bedrooms; and a bathroom with three-piece suite.

ACCOMMODATION

Entrance hall. Living room / dining room. Kitchen. Two bedrooms. Bathroom. Attic.

Gas central heating. Double glazing. Well-maintained communal garden. Two external stores. Unrestricted residents parking.

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 Links public park, which has a community croft, children's play areas, sports facilities, and the Water of Leith Walkway, which provides riverside walks and cycle rides out to the west. The property also has direct access to the Restalrig Railway Path. Local shops cater for everyday needs, with a Tesco supermarket (at the foot of Leith Walk), Lidl's and Farmfoods 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, cafés, 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. Bedroom one furniture will be left and included in the sale. Other items may be available by separate negotiation.

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 **B**

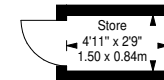
The property has an Energy Rating Category **D**



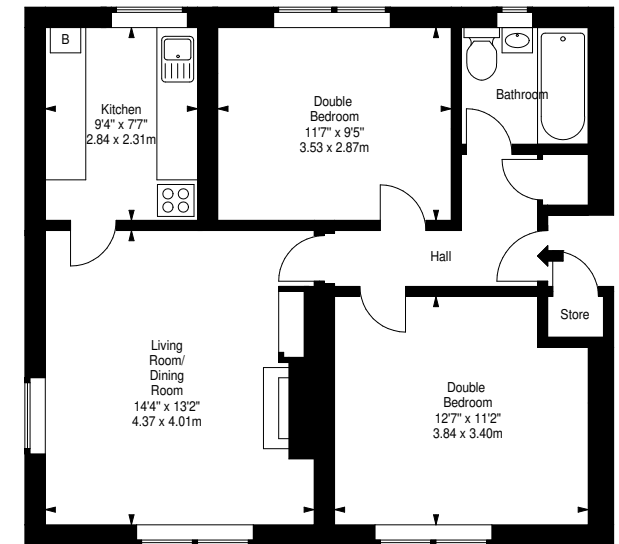
Flat 5,
27 Pirniefield Bank,
Edinburgh, EH6 7QH



Approx. Gross Internal Area
646 Sq Ft - 60.01 Sq M
(Including Store)
Store
Approx. Gross Internal Area
14 Sq Ft - 1.30 Sq M
For identification only. Not to scale.
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Ground Floor



Second Floor

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.