



22 (Flat 23) Pillans Place
LEITH | EDINBURGH | EH6 7AZ

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solicitors & estate agents



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Nestled in the heart of the vibrant Leith neighbourhood of Edinburgh, this stunning two-bedroom fourth floor apartment offers contemporary living at its finest over one level with the added advantage of being within walking distance of the tram and bus stops. The home boasts a spacious, modern open-plan dual aspect living room and kitchen with balcony, boasting views to Arthurs Seat. The kitchen features sleek, modern units, providing ample storage space and a stylish aesthetic. The seamless flow of this area creates an inviting space for both relaxing and entertaining and the balcony is the perfect spot to enjoy that morning coffee, evening glass of wine, or unwind with a book.

The flat comprises two generously sized double bedrooms, each boasting integrated wardrobes. The master bedroom includes the added luxury of an en-suite bathroom, providing convenience and privacy.

Completing the accommodation is a well-appointed family bathroom featuring a shower over bath, catering to the needs of residents and guests alike. With its modern amenities, a stone's throw from Edinburgh's Leith Links, abundance of natural light, this beautiful apartment in Leith offers a comfortable and stylish sanctuary in one of Edinburgh's most sought-after areas. In brief it comprises -

- Welcoming hall with two storage cupboards
- Light & spacious dual aspect living room/kitchen with integrated appliances
- Private balcony enjoying views to Arthurs Seat
- Two double bedrooms, both with integrated wardrobes
- En-suite shower room
- Principal bathroom with stylish three piece suite, shower over bath
- Communal courtyard, providing additional outdoor space
- Allocated parking in secure underground car park
- Gas central heating and double glazing

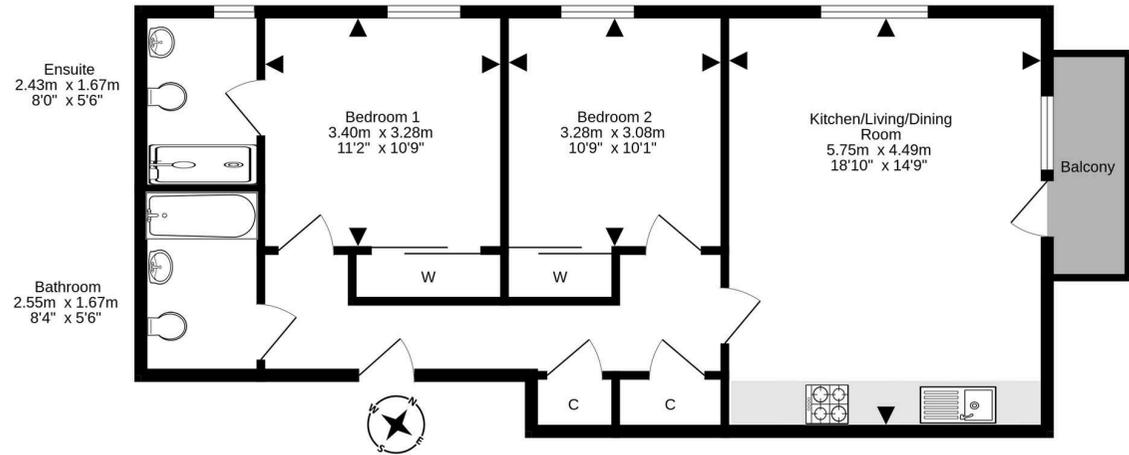
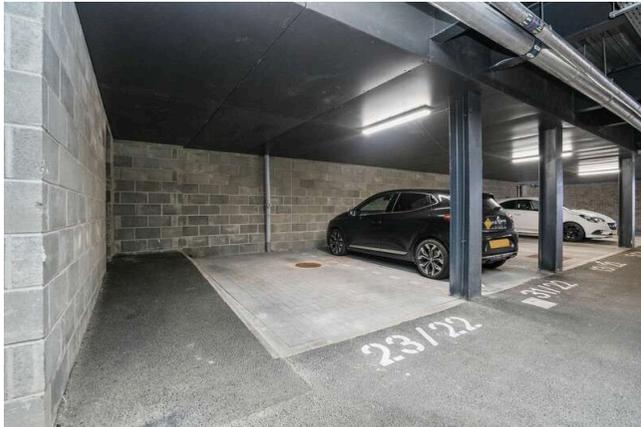
All fitted floor coverings, and integrated appliances are included. EPC rating B

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The vibrant and cosmopolitan area of Leith, voted as one of the best places to live by The Times in 2019, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafes, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the reopened Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market, whilst Nearby Ocean Terminal shopping centre is home to a range of High Street shops, a multi-screen cinema, gym, and restaurants. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green spaces of Leith Links, which is home to Leith Links Tennis and Bowling Club. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym, whilst neighbouring Newhaven is the home of Alien Rock, a large indoor climbing arena. The area offers schools from nursery to tertiary level, including Leith Primary School, St Mary's RC Primary School, Leith Academy, and the Leith School of Art. It benefits from an excellent public transport system with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International Airport.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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