

Flat 8, 19 Pillans Place

EDINBURGH, EH6 7FJ



*SPACIOUS ONE BEDROOM MODERN FLAT IN
EDINBURGH'S SOUGHT AFTER SHORE AREA*



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THE PROPERTY

McEwan Fraser Legal is delighted to present this generously proportioned one-bedroom flat, well maintained by the current owner and still benefiting from the new home warranty.

Inside, the property comprises of a fully equipped kitchen situated in the open-plan living/dining space. This room is flooded with natural light from the large windows and neutral decor. The kitchen is equipped with integrated white goods, an induction hob and a fan oven. The living area further benefits from various possibilities for furniture arrangements and also has a private balcony area.

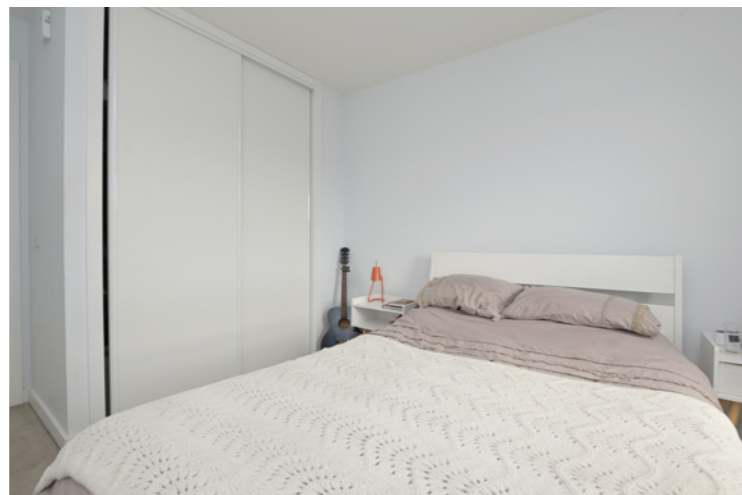


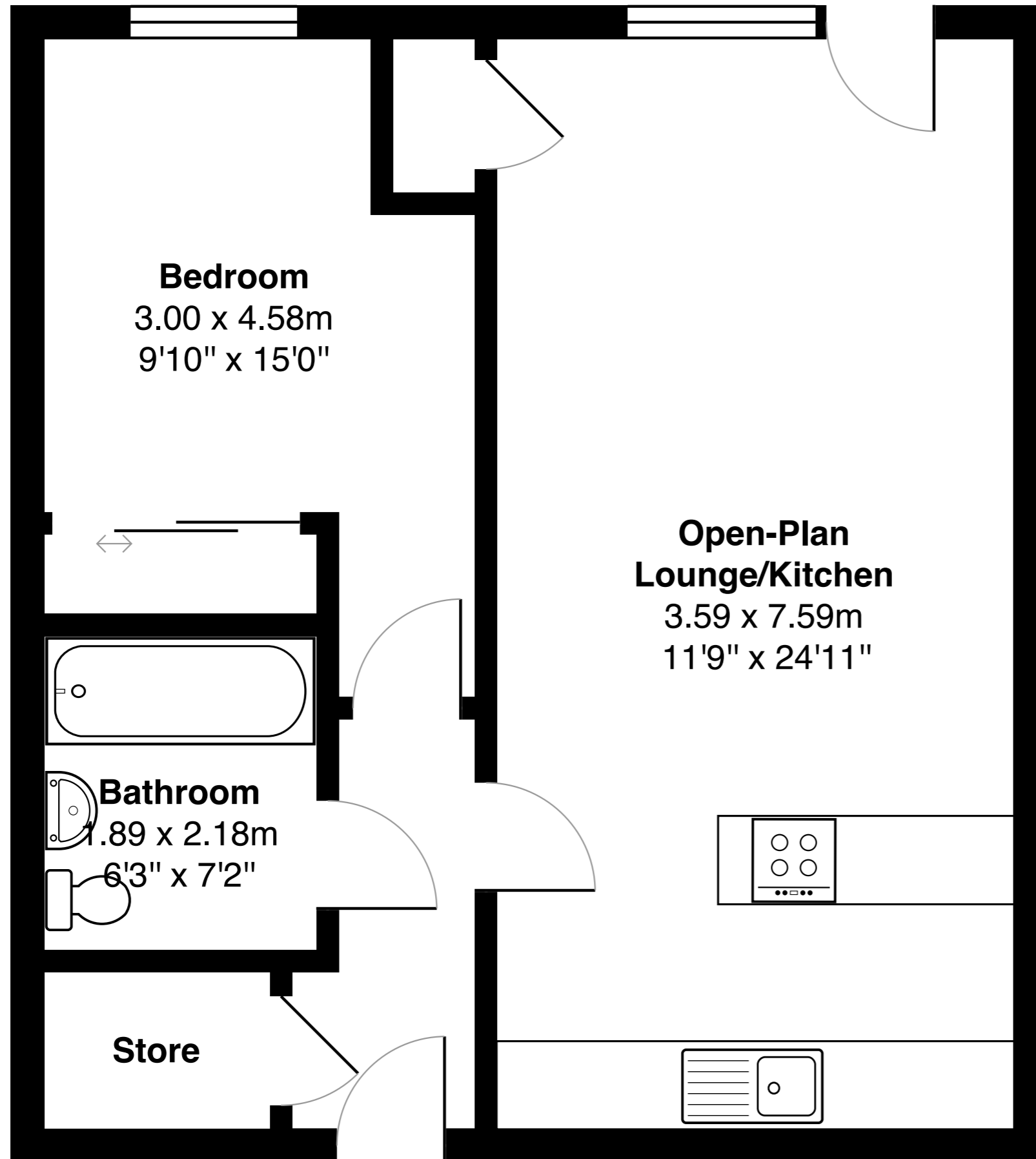


THE PROPERTY

There is a modern bathroom which has a mains shower and has been finished to a high standard. The flat has one large double bedroom which is equipped with integrated wardrobes whilst also offering a home office space.

In addition, the property includes gas central heating, and double-glazed windows, making for a particularly cost-effective home, year-round.





Gross internal floor area (m²): 50m²
EPC Rating: B



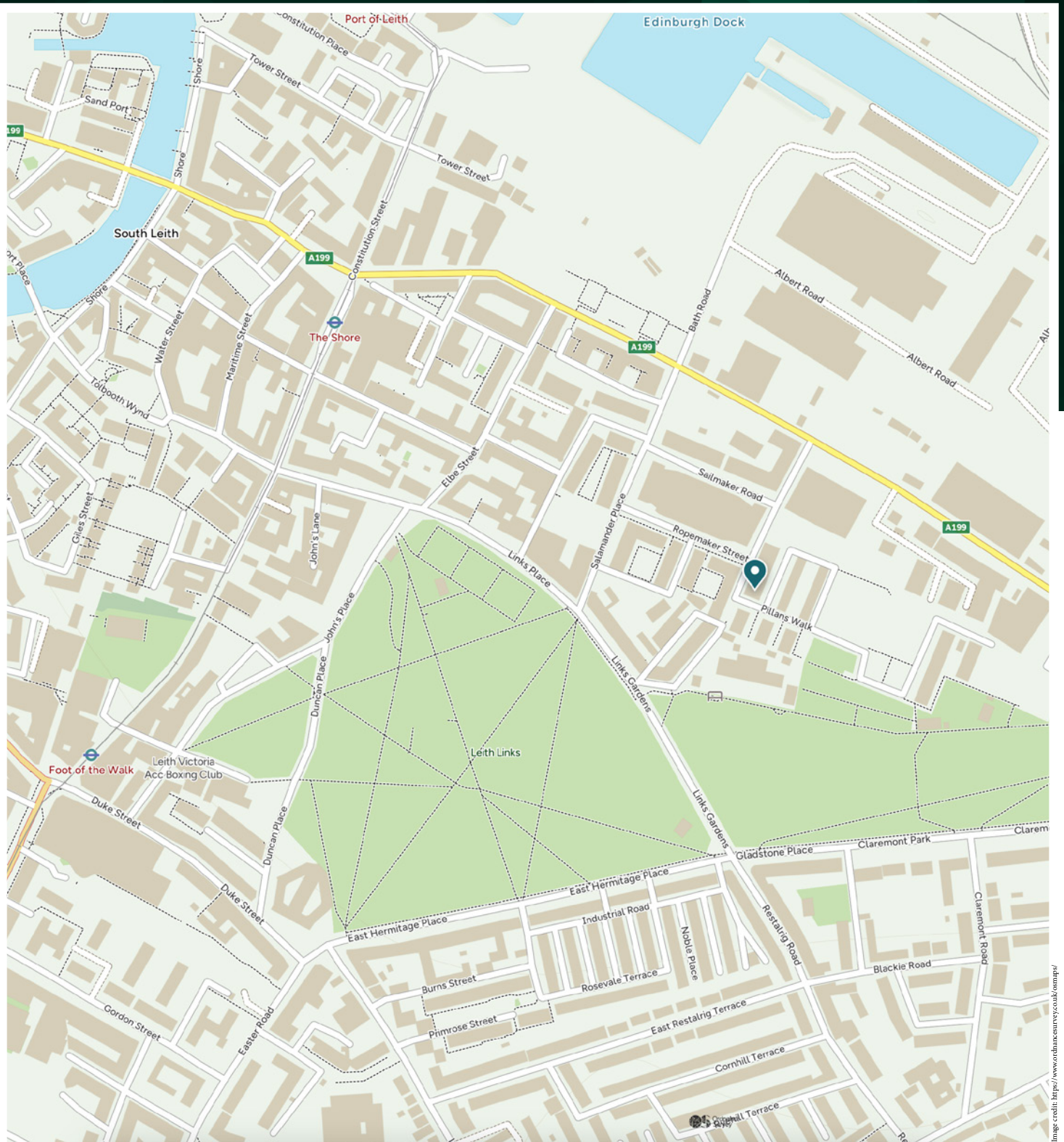
THE LOCATION

Leith is an established, independent community, and certainly, it is very much self-contained. The waterfront has been revitalized and transformed into a vibrant cultural and leisure destination. Visitors can find a variety of bars, restaurants, and shops along the waterfront, as well as attractions like the Royal Yacht Britannia, which is permanently docked there and open to the public.

Leith is also known for its distinctive architecture, which showcases a mix of historic buildings and modern developments. The area is home to a range of residential properties, from traditional tenement flats to contemporary apartments. The Shore, a popular area in Leith, features a mix of converted warehouses and new buildings that house trendy bars, bistros, and art galleries. The area is home to numerous award-winning restaurants, showcasing a wide range of cuisines, including seafood, and international fare.

There is the option of using one of the many and frequent bus or tram services available locally. Leith is also perfectly located for ease of travel to many parts of the city and beyond.





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