

# 28 Pillans Place

LEITH, EDINBURGH, EH6 7DQ



*Stylish two-bedroom Leith apartment with private garden, en-suite and spacious open-plan living*



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Set within a contemporary development, this impressive ground-floor, main-door apartment offers stylish and well-balanced accommodation in an enviable Leith setting. With its own private outdoor area, excellent communal gardens and beautifully maintained interiors, the property is ready to move straight into.

# THE SITTING ROOM



At the heart of the home is a generous dual-aspect reception space, combining the sitting room, dining area and kitchen in a naturally bright and sociable setting. The arrangement works equally well for everyday life, entertaining guests or creating a comfortable home-working environment.

# THE KITCHEN / DINING ROOM





The accommodation continues with an inner hallway providing access to two sizeable double bedrooms, each with built-in wardrobe storage. The principal bedroom enjoys the added benefit of a modern en-suite shower room, while a separate contemporary bathroom serves the remainder of the property. A dedicated utility cupboard, complete with washing machine plumbing, adds further practicality.

## THE BATHROOM



# BEDROOM 1



The principal bedroom enjoys the added benefit of a modern en-suite shower room



# BEDROOM 2



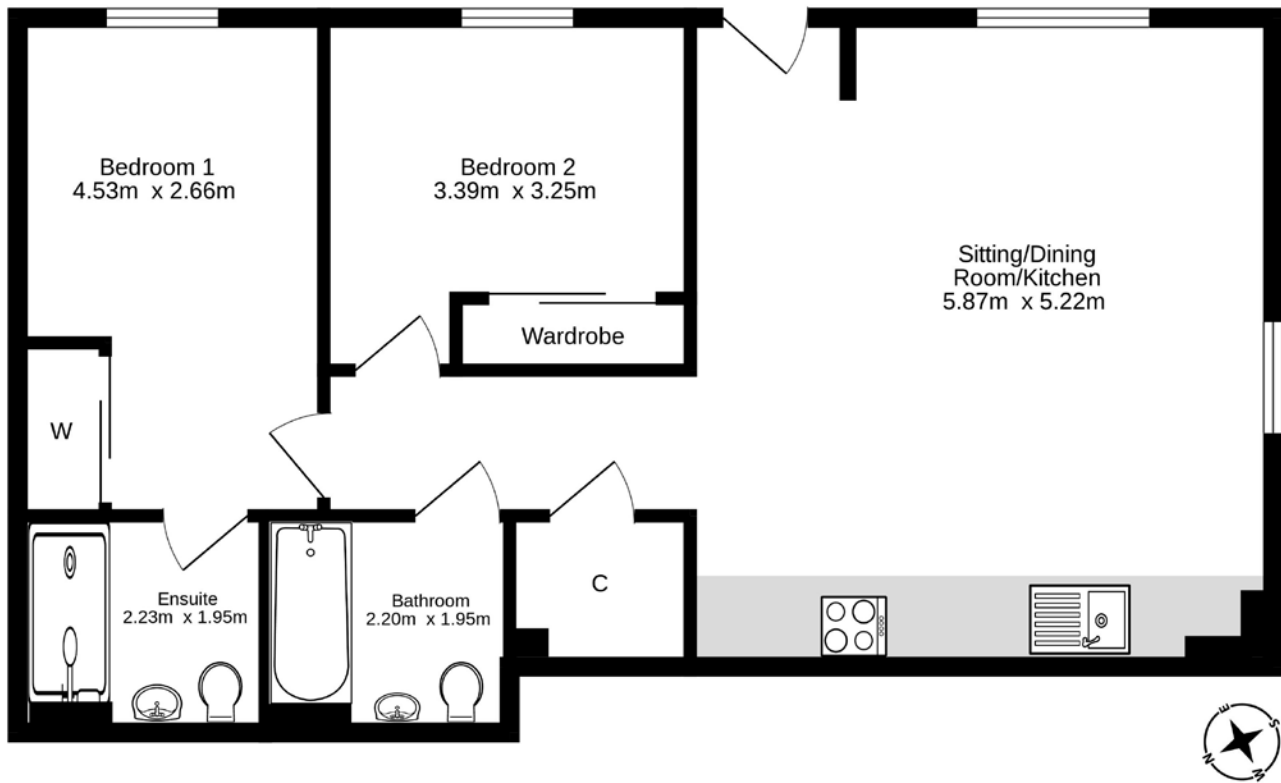
A particular highlight is the private patio garden, which wraps around the front and side of the apartment and includes a useful garden shed. Residents can also enjoy the development's attractive south-facing communal garden, offering a peaceful space to relax outdoors. Unrestricted on-street parking is available outside.

The property benefits from gas central heating and double glazing and is presented in excellent condition throughout. Combining modern accommodation, generous outdoor space and a superb urban location, this is an appealing home for anyone looking to enjoy the best of contemporary Leith living.

# EXTERNALS



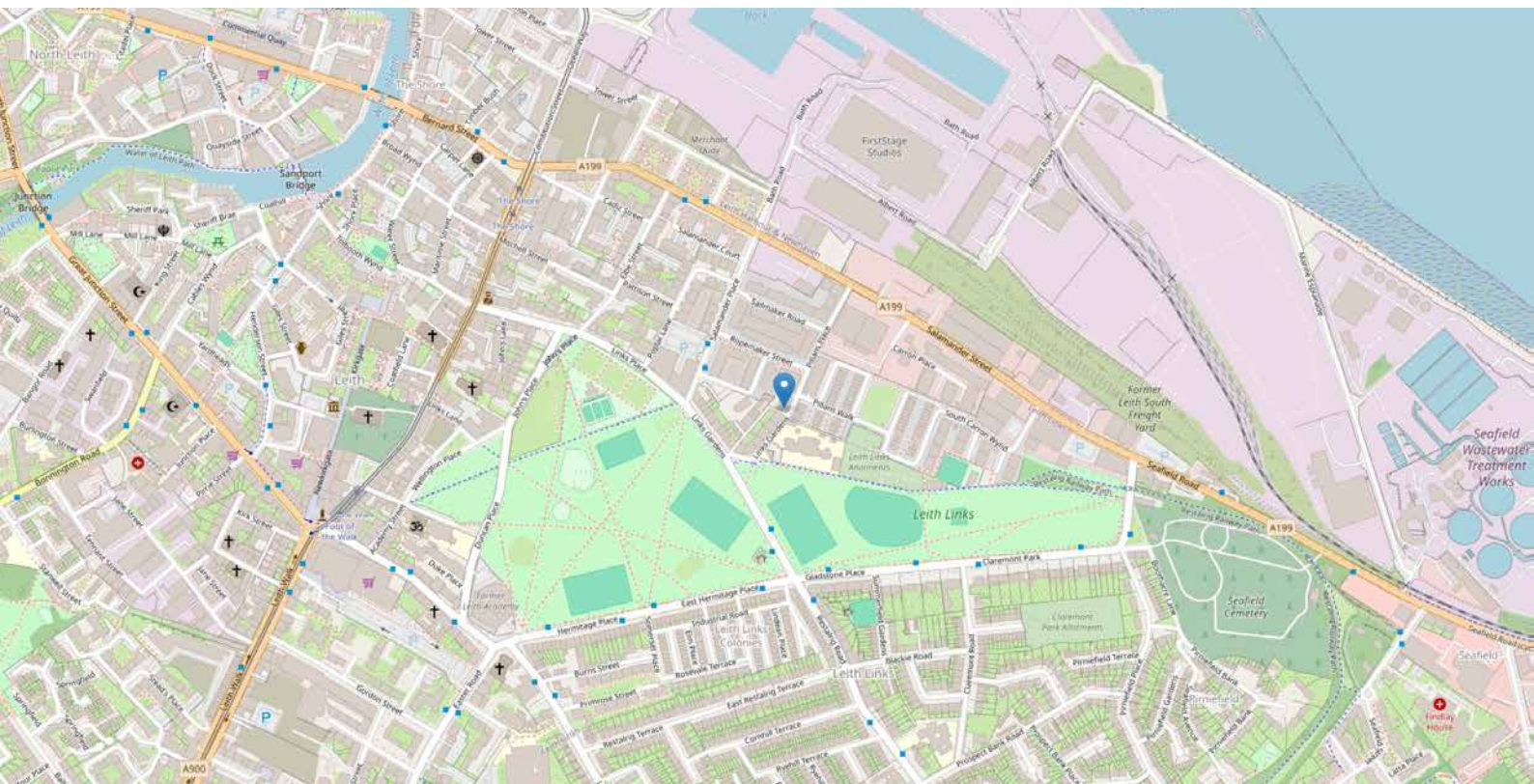
# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 73m<sup>2</sup> | EPC Rating: B

Extras: Only integrated appliances and wall/window coverings are included. The external shed, kitchen island or utility room washing machine may be available by separate negotiation.



# THE LOCATION

Many would consider Edinburgh's Leith area to be one of the city's best served suburban shopping centres. There is an exceptionally wide choice of shopping facilities here as well as a number of banks, building societies, and Post Office. A 10-15 minute walk will take you to Ocean Terminal where further shops, restaurants, and cinema can be found with a 10 minute walk to Edinburgh's new St James Centre and the city centre. Leith Links is also right at the end of the road.





Leith is an established, independent community and is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment and a bright lively atmosphere. In addition, Leith has its own amenities with several surgeries and a choice of dentists. The Shore area of Leith, which is situated on either side of the Water of Leith as it approaches the sea, has become a particularly fashionable area.

The Edinburgh Trams connect the property with the city and further afield to Edinburgh's busy Airport. Leith is also perfectly located for ease of travel to many parts of the city and beyond. Ferry Road gives access to the west as well as routes out to the east. In both these directions, there are direct links with the City Bypass.



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