

10/12 Pirrie Street

LEITH, EDINBURGH, EH6 5HY



Traditional one bedroom tenement flat, occupying the third floor, situated within the vibrant Leith area



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



New on the market is this traditional one-bedroom tenement flat, occupying the third floor. This desirable property is situated within the vibrant Leith area and provides a wide selection of excellent local amenities and first-rate bus links to the city centre of Edinburgh.

THE LOUNGE



Internally, the accommodation is in very good decorative order, consisting of an entrance hallway with access to all rooms, an internal kitchen with wall and base units, a large and bright living room with ample space for furnishings.

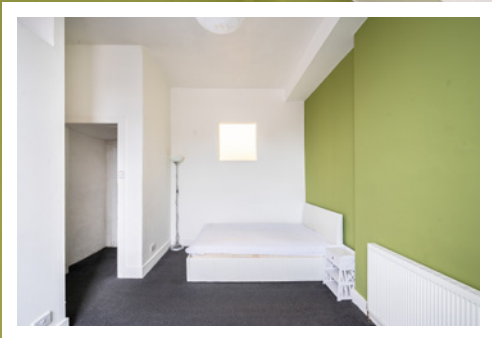
THE KITCHEN





A great sized double bedroom has space for various furniture configurations and a built-in wardrobe, and the shower room and toilet with white WC complete the accommodation.

THE BEDROOM



THE BATHROOM



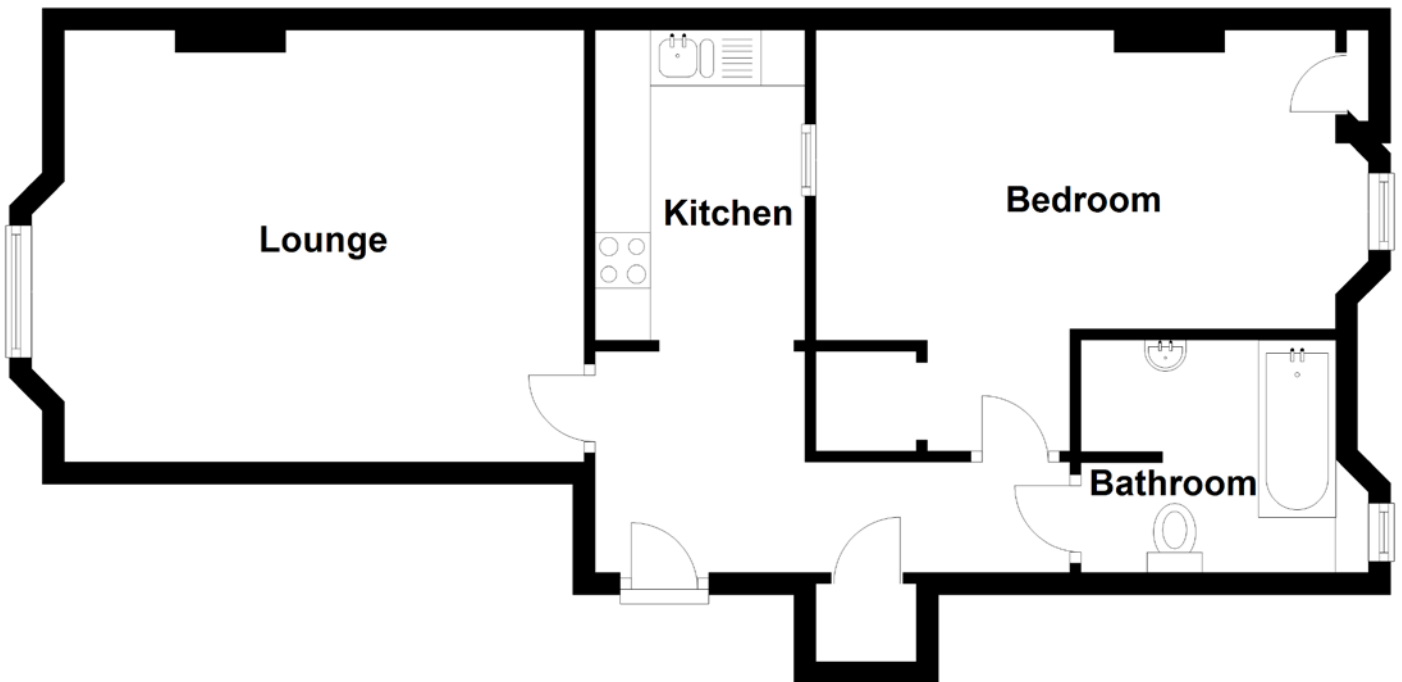
The property further benefits from an electric heating system, communal rear garden and unrestricted on-street parking,

Early viewing is recommended as this property will appeal to a varied range of buyers.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



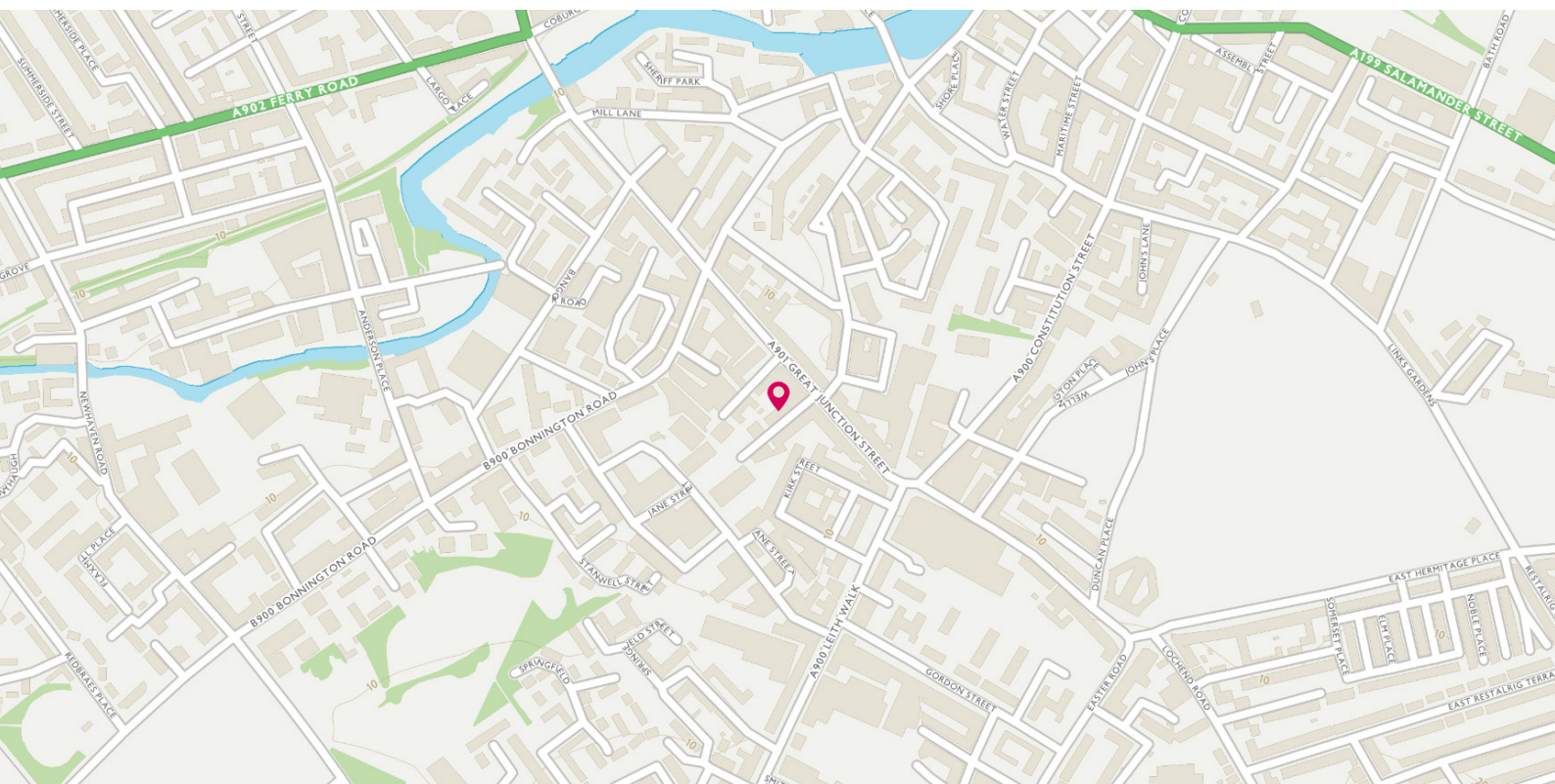
Approximate Dimensions
(Taken from the widest point)

Lounge	5.00m (16'5") x 3.90m (12'10")
Kitchen	2.80m (9'2") x 1.90m (6'3")
Bedroom	5.00m (16'5") x 3.80m (12'6")
Bathroom	2.30m (7'7") x 2.10m (6'11")

Gross internal floor area (m²): 56m²

EPC Rating: C

Extras (Included in the sale): Furniture available by separate negotiation.



THE LOCATION

This property is located in the heart of Leith and is just a short walk from the Shore, a vibrant cosmopolitan district set around the mouth of the Water of Leith, which is only a short distance from the city centre.





The property is situated less than two miles from Princes Street and served by several excellent, frequently running bus services to the city centre. Leith has been radically transformed into a gentrified community of quality apartments and converted warehouses such as the one on offer, making it an extremely desirable place to live.

There is an extensive choice of quality eateries, including Michelin-starred restaurants, numerous cafes and several wine bars and the area is well served by major and local supermarkets. There is an extensive shopping centre at Ocean Terminal, with a multiplex cinema, Pure Gym and high street stores, including Debenhams and Marks and Spencers food hall. There are also boutique retail outlets at Commercial Quay, both of which are close by. Fantastic nursery and primary schools are within easy walking distance, as is the Leith Victoria swimming pool and fitness centre.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
JUDY SHIELDS
Surveyor



Professional photography
ERIN MCMULLAN
Photographer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.