

10/14 Pirrie Street

EDINBURGH, EH6 5HY



*Spacious One bed Top Floor Flat in
Leith In Excellent Condition*



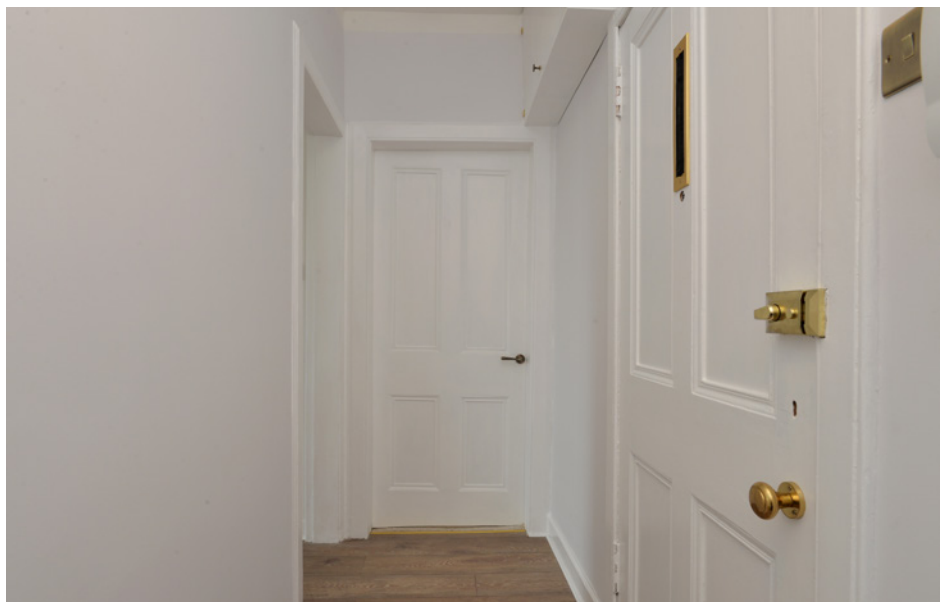
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McEwan Fraser Legal is delighted to present this south-facing one-bedroom top floor flat in the heart of Leith. The property is in walk-in condition having been well looked after by the present owner.

THE LOUNGE



Inside, the property comprises:

- Spacious living area which is flooded by natural light due to both being the top floor and also south facing.
- Fully equipped kitchen which benefits from a gas hob, fan oven, freestanding appliances.

THE KITCHEN





- The flat has one spacious bedroom which offers various possible furniture arrangements as well as benefitting from integrated storage space.
- The flat is well equipped with one very functional bathroom which as a running theme of the flat, too is flooded with natural light.

THE BEDROOM



THE BATHROOM

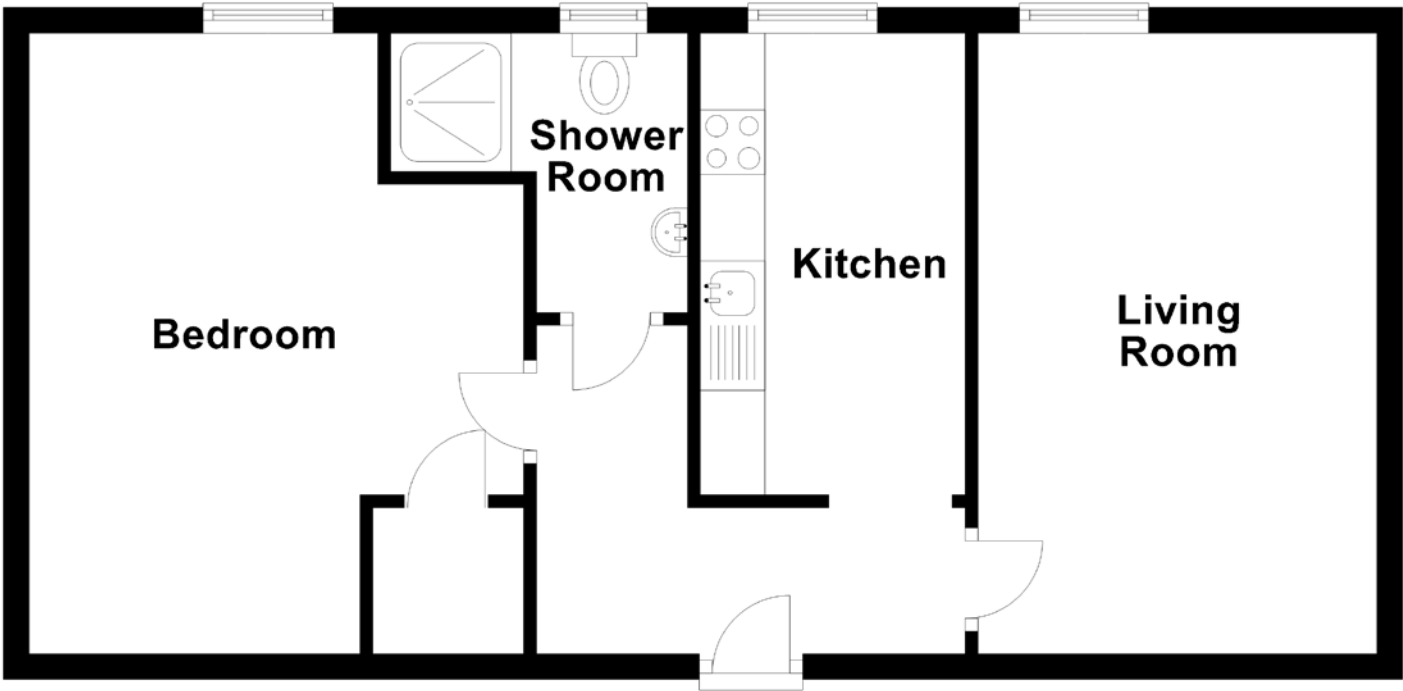


In addition, the property includes gas central heating and also benefits from a beautiful, well maintained communal garden, free on-street parking. Early viewing is recommended to avoid disappointment.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

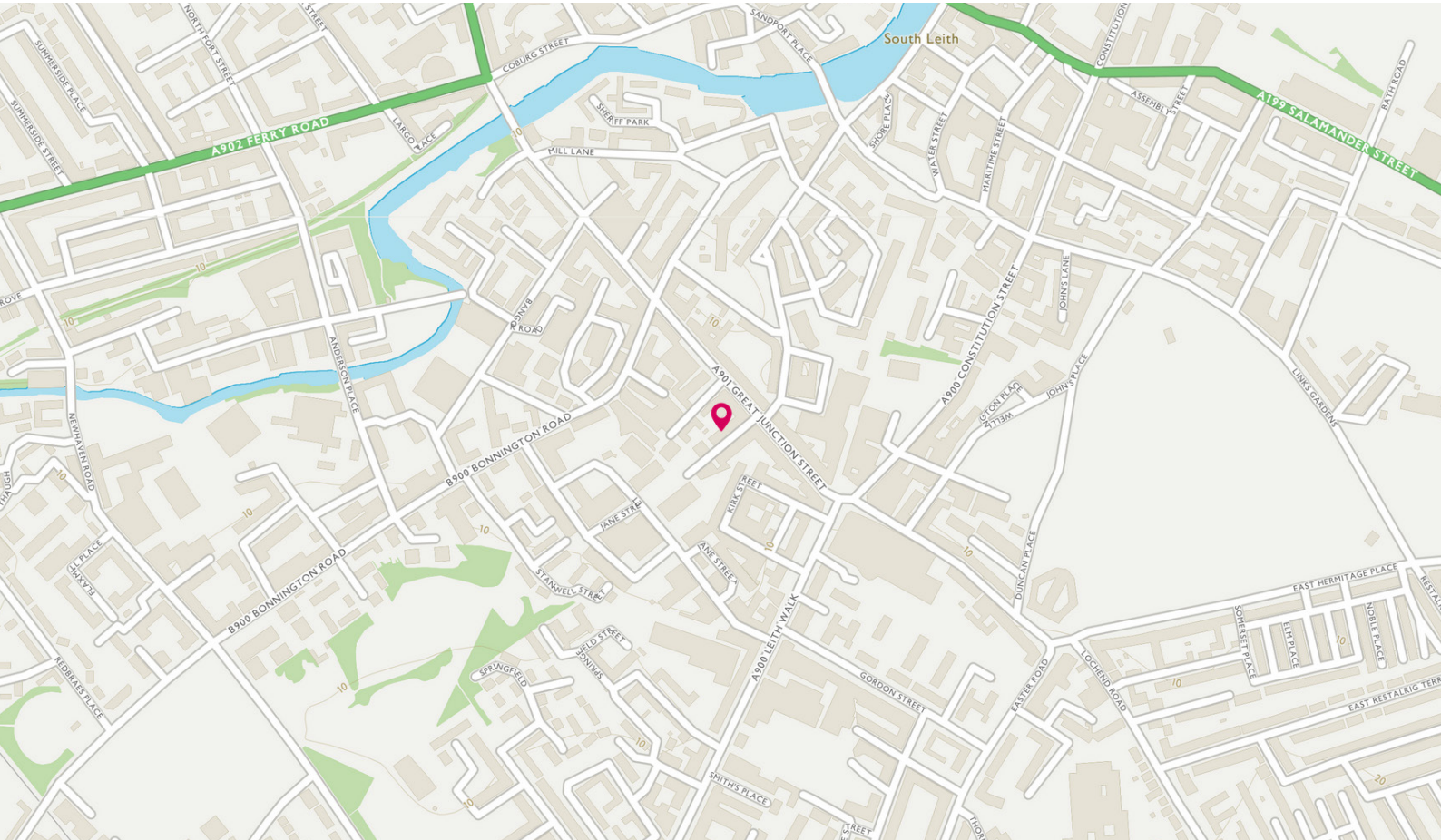


Approximate Dimensions (Taken from the widest point)

Living Room 4.80m (15'9") x 3.09m (10'2")
Kitchen 3.57m (11'9") x 2.05m (6'9")

Bedroom 4.55m (14'11") x 3.83m (12'7")
Shower Room 2.16m (7'1") x 1.17m (3'10")

Gross internal floor area (m²): 51m² | EPC Rating: D



THE LOCATION

Many would consider Edinburgh's Leith area to be one of the city's best served suburban shopping centres. 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. A 10-15 minute walk will take you to Ocean Terminal where further shops, restaurants, and cinema can be found. Edinburgh's new St James Centre and the city centre are also within walking distance from the flat.





Historic Leith is home to The Shore with its cobbled streets, beautiful and singular buildings and a lovely riverside vibe. One of the UK's most popular tourist attractions, the Royal Yacht Britannia, is permanently moored in the Port of Leith. The Shore is just around the corner from the flat, with its mix of high end restaurants such as Martin Wishart's Restaurant, The Ship on the Shore or Fishers, trendy wine cafés - The Leith Toast and cosy pubs with rustic walls for brunch and haggis like the Teuchters and Roseleaf. The Shore area of Leith has become a particularly fashionable area.

A number of buses to the city centre stop along nearby Leith Walk. If going farther afield, Edinburgh's main station, Waverley, in Princes St is easily accessible. For those going to the airport, the Skylink 300 bus departs from nearby Henderson St. For journeys into the city centre, the very regular 22 is your best bet! At the same stop the 36 takes you to nearby Broughton and Cannonmills - handy for the Botanic Gardens - charming Stockbridge and the West End and Castle. It is worth noting that in the near future the Edinburgh Tram will pass by this development which will further connect the property with the city and to Edinburgh Airport. Ferry Road also 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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