

Flat 17, 24 Pillans Place

EDINBURGH, EH6 7DE



*Spacious One Bedroom Modern Flat In
Edinburgh's Sought After Shore Area*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



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.

THE LIVING ROOM/KITCHEN



Inside, the property comprises of:

- 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.



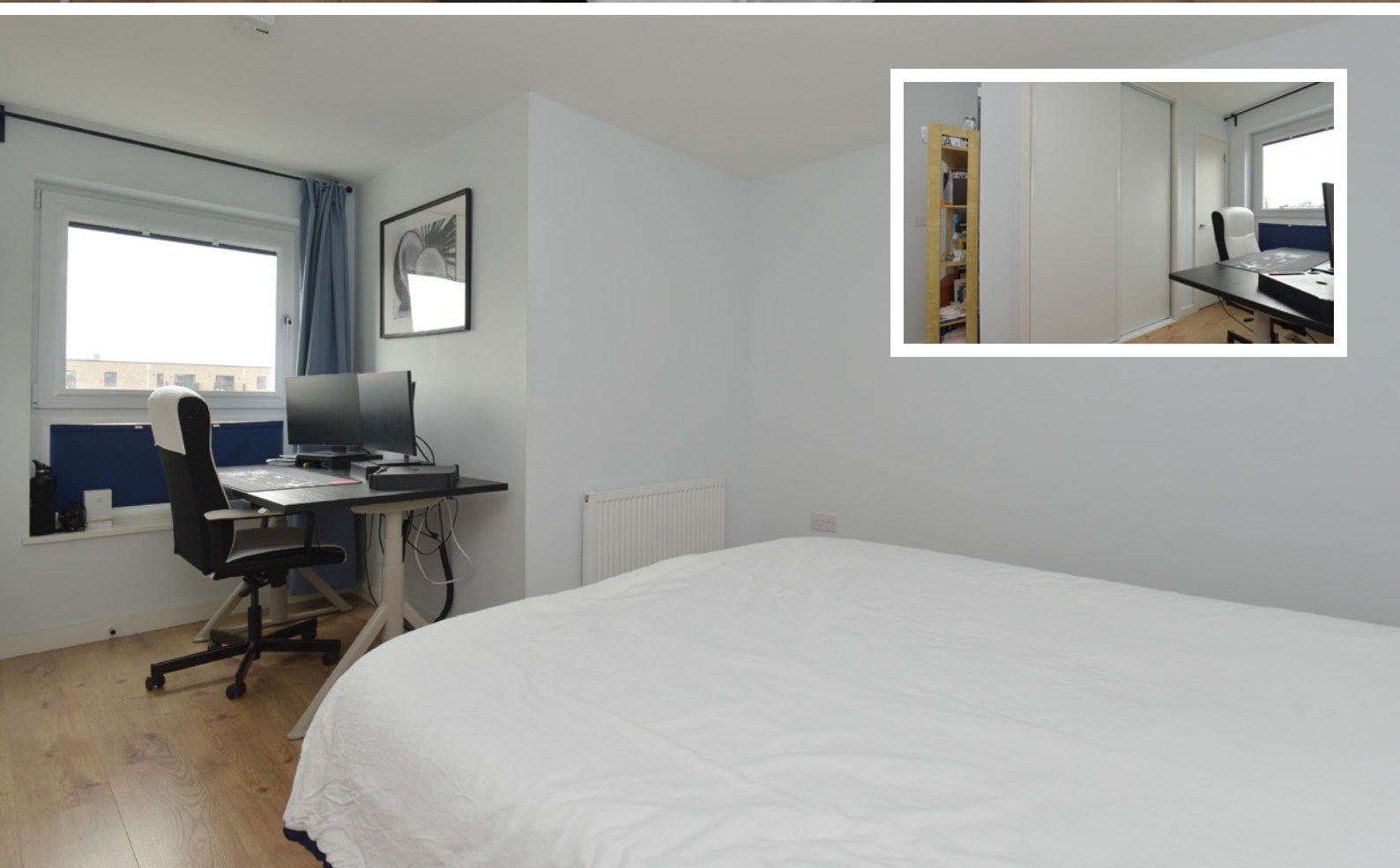


- There is a modern bathroom which has a mains shower and has been finished to a high standard.
- The flat has one large double bedroom which is equipped with integrated wardrobes whilst also offering a home office space.

THE BATHROOM



THE BEDROOM

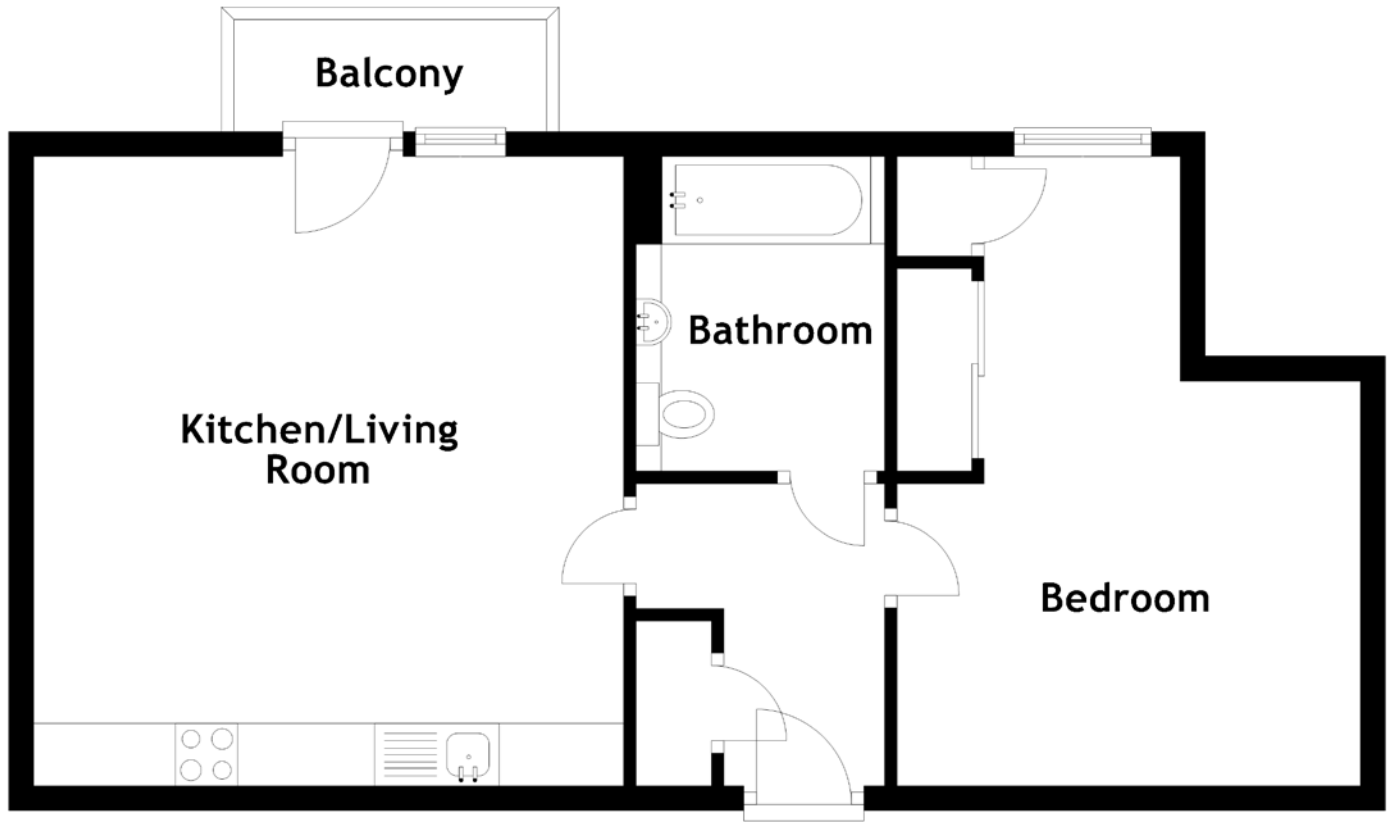


In addition, the property includes gas central heating, and double-glazed windows, making for a particularly cost-effective home, year-round.

EXTERNALS



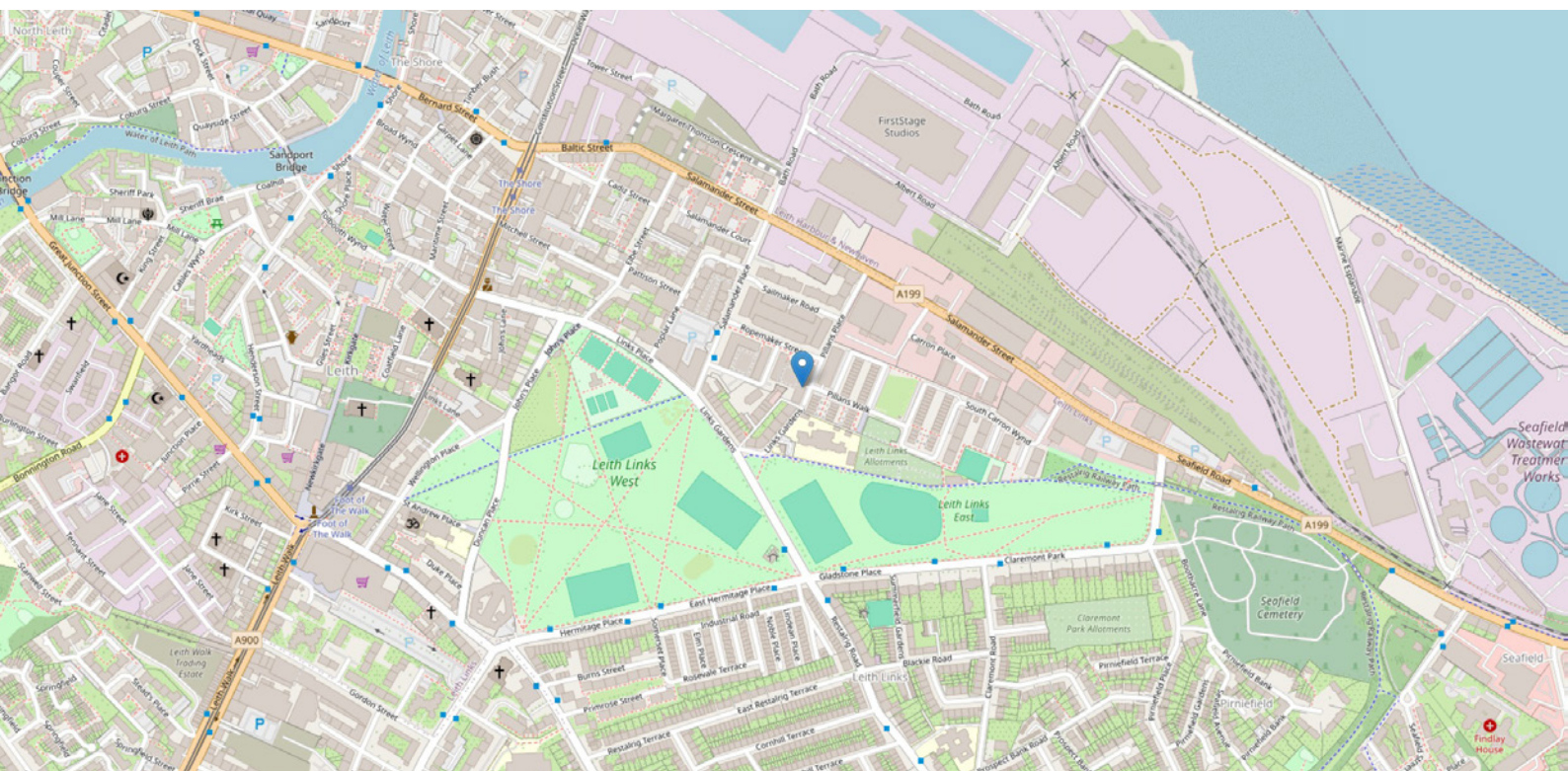
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Kitchen/Living Room 5.04m (16'6") x 4.73m (15'6")
Bathroom 2.52m (8'3") x 1.99m (6'6")
Bedroom 5.04m (16'6") x 3.72m (12'2")

Gross internal floor area (m²): 52m²
EPC Rating: B



THE LOCATION

This property is located at the heart of The Shore in Edinburgh, a vibrant cosmopolitan district set around the mouth of the Water of Leith, offering a unique waterfront setting only a short distance from the city centre, situated less than two miles from Princes Street and served by several excellent, frequently running bus services to both the city centre and the airport.





The Shore has been radically transformed into a gentrified community of quality apartments and penthouses 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.

The extensive shopping centre at Ocean Terminal, with multiplex cinema, Pure Gym and high street stores, and the boutique retail outlets at Commercial Quay are both 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
BEN STEWART CLARK
Area Sales Manager



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.