

24/5 PILLANS PLACE
LEITH, EDINBURGH, EH6 7DE

CURRAN & CO
PROPERTY



24/5 PILLANS PLACE

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FIXED PRICE £315,000



'Occupying a prime position within an exclusive residential development, 24/5 Pillans Place is an immaculately presented and exceptionally spacious first floor apartment'

- Exclusive Residential Development
- Open Plan Living / Dining / Kitchen
- Two Double Bedrooms, Master with Ensuite
- Contemporary Bathroom
- Gas Central Heating & Double Glazing
- Private Terrace & Communal Courtyard Garden
- Allocated Space in Secure Parking Garage
- EPC Rating B



Description

Occupying a prime position within an exclusive residential development, 24/5 Pillans Place is an immaculately presented and exceptionally spacious first floor apartment which is finished to a high standard throughout. The property enjoys a sizeable private terrace opening to the communal courtyard garden and an allocated parking space in the secure parking garage.

Entered through the well-maintained communal stair via a secure videophone entry system, the accommodation comprises: welcoming entrance hall with walk-in sized storage cupboard; impressive open plan living room with dining area and patio doors opening to the terrace; contemporary kitchen to the back of the living room with breakfast bar island, integrated fridge/freezer, ceramic hob, dishwasher, washing machine and under-unit spot lights; master bedroom with fitted wardrobes and contemporary, fully tiled ensuite shower room with walk-in shower cubicle and fitted storage; double bedroom 2 with fitted wardrobes and sizeable bathroom with chrome towel-rail, shower over bath and fitted storage.

Further benefits of this property include gas central heating, double glazing, neutral décor and high-quality finishes throughout.

Externally, the private terrace is decked with raised beds and a gate leading to the courtyard which is laid to lawn with mature planting. There is a secure bike store located nearby to the carpark.

Parking

There is an allocated parking space within the secure parking garage, which features EV charging ports and a staircase leading to the courtyard garden. Additional unrestricted parking bays can be found throughout the development.

Factoring

This development is factored by Ross & Liddell at a cost of approximately £50 per calendar month. This fee includes the communal buildings insurance, stair cleaning, garden maintenance and general upkeep of the development.

Extras

Extras to be included in the sale are all carpets

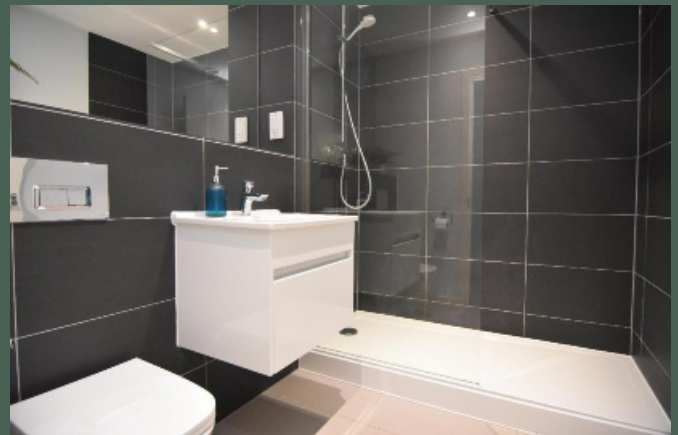
and floor coverings, curtains and blinds, and integrated kitchen appliances. Some items of furniture are available by separate negotiation.

Council Tax

This property is subject to council tax band D.

Location

Voted one of the best places to live by The Times in 2019, the vibrant and cosmopolitan area of Leith sits Northeast of the city centre. A vast array of amenities are available locally including a choice of supermarkets and independent shops, with Ocean Terminal Shopping Centre a short distance away. Waterfront bars, restaurants and pubs can be found at the nearby Shore. Local sporting and recreational facilities include Easter Road Stadium, the David Lloyd Tennis and Fitness Club, and the wide-open spaces of neighbouring Leith Links. For the commuter, the Tramline provides quick and reliable access to the city centre and surrounding areas, with Waverley Railway Station within easy reach. Bus routes and the tram network provide regular links to Edinburgh International Airport.





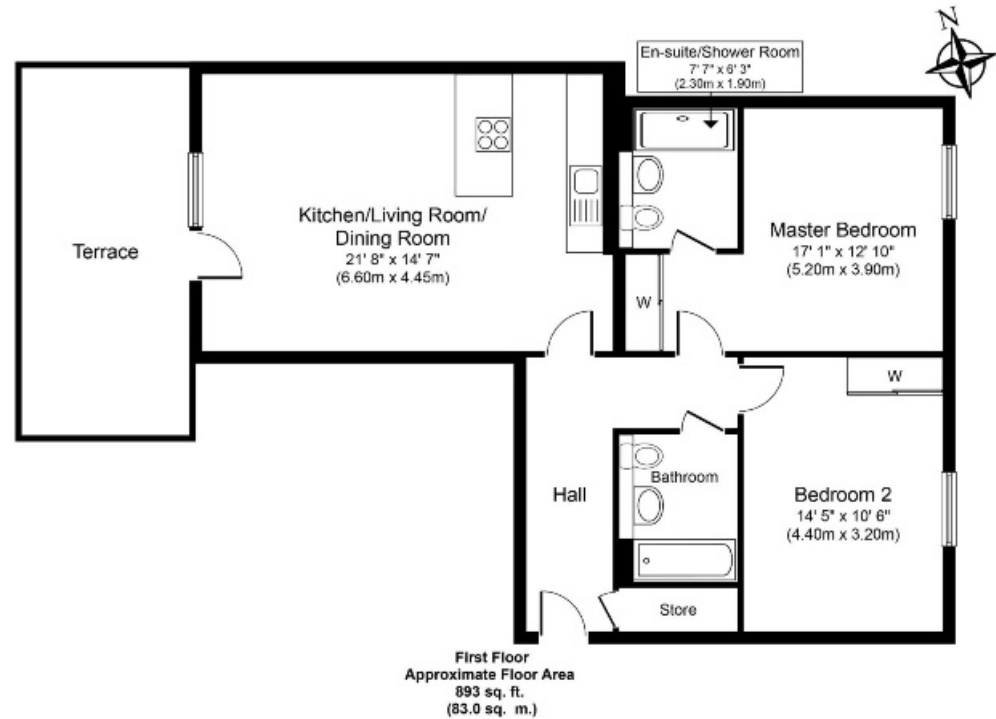
CURRAN & CO PROPERTY

33 Roseburn Terrace
Edinburgh
EH12 5NQ

T 0131 259 9177

E info@curranandcoproperty.co.uk

W www.curranandcoproperty.co.uk



Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.
All measurements are approximate and are generally taken from the widest point.