



## 51 Pimiefield Place, Leith Links, Edinburgh, EH6 7QF

Four-Bedroom, Semi-Detached, Family Home, with a Wraparound Garden and a Driveway

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# Property Description

Rarely available 4-bedroom semi-detached family home with a garden that wraps around the property and a spacious driveway. Located on a quiet, residential neighbourhood, in the popular Leith Links area, northeast of Edinburgh city centre.

Comprises a vestibule, living/dining room, kitchen, 3 double bedrooms, single bedroom/home office and a shower room.

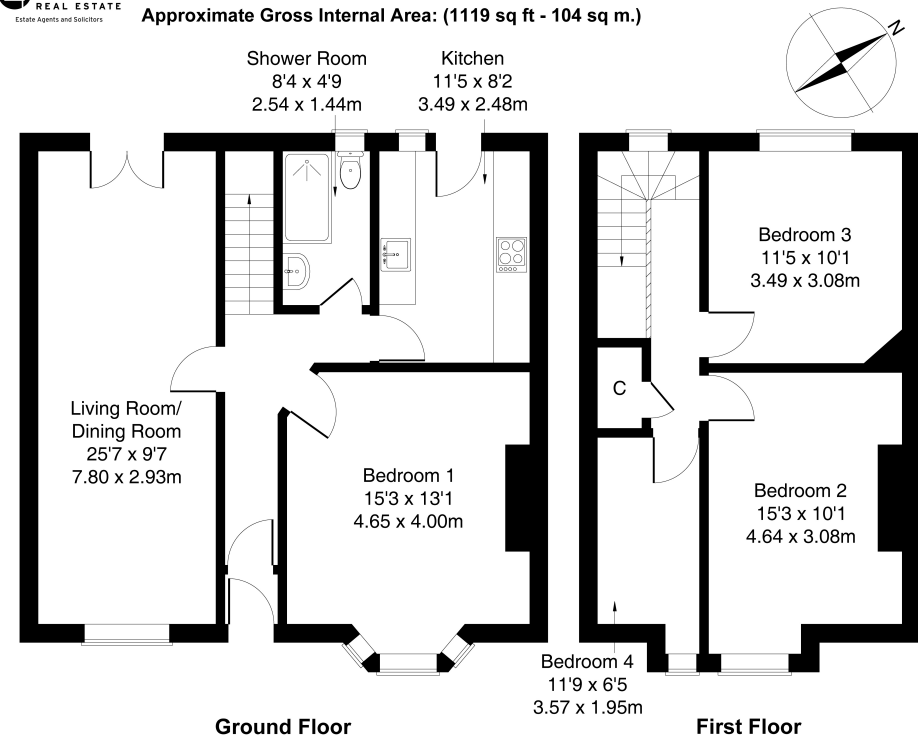
Freshly renovated for the market, with a new kitchen, new double-glazing units, modern flooring, plumbing, rendered walls and contemporary decor. Further highlights include a stylish bathroom, tall ceilings, a bay window, and gas central heating.

Externally, an enclosed rear garden includes a paved patio and a lawn whilst, to the front, there is low-maintenance landscaping and a flexible driveway.

This beautifully presented south-facing property is laid out over two levels. A bright entrance vestibule opens into a hallway, finished with light neutral decor and contemporary, wood-effect flooring which continues throughout the home. Spanning the entire depth of the property, a dual-aspect reception room opens onto the sunny rear patio, via French doors, and offers a spacious, versatile floor plan for both lounge and dining furniture. Across the hall, a modern shower room with tiled splash walls and a bright kitchen, with garden access, is fitted with streamlined, grey units and marble-effect worktops, whilst new integrated appliances include a Neff oven and induction hob, a fridge/freezer and a dishwasher. Set to the front, a bedroom is extended by a bay window and provides a lovely, bright space for freestanding furniture and storage. Completing the ground floor, a carpeted staircase leads to a bright upper hallway with a storage cupboard. Set to either aspect, two generously sized double bedrooms boast an abundance of natural light. The third room is versatile and an ideal home office or children's bedroom, perfectly meeting the demands of the modern, flexible lifestyle.

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**51 Pirniefield Place, Edinburgh, EH6 7QF**  
Approximate Gross Internal Area: (1119 sq ft - 104 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

## Area Description

The Leith Links district is most famous for its open parklands, one of Edinburgh's larger green spaces, with other leisure opportunities including Seafield Recreation Ground and Craighentiny Golf Course. The fashionable Shore district can be found around a mile away, with its fine selection of Michelin-starred restaurants, and the Ocean Terminal retail complex a little further beyond offers a multi-screen cinema, gym, spa, and a wide choice of high-street retailers and restaurants. Leith Walk, Easter





and Great Junction Street all lie within a mile's radius or so, offering a wealth of restaurants, cafés, bars, and supermarkets. The area is well-served by a number of primary schools, with secondary schooling at Leith Academy. With good road links including the A199 and A900, frequent bus services are available from Leith Walk, as well as the recent tram extension between Edinburgh Airport and Newhaven.







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0345 646 0208

[sales@mov8realestate.com](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

## Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

## Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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