



**Thorntons**   
The right way to move

## 37 Pirniefield Gardens,

Leith Links, Edinburgh, EH6 7QD





## Summary

Nestled at the end of a quiet cul-de-sac, this main-door two-bedroom ground-floor flat enjoys a highly desirable setting in Leith Links. It is close to excellent amenities, including fashionable restaurants, bars, and cafes, and it is within easy reach of Portobello and the city centre by way of excellent transport links. Furthermore, the home is attractively presented in light hues, offering spacious accommodation. It also has the added advantage of two private gardens and private parking – perfect for a wide range of buyers.

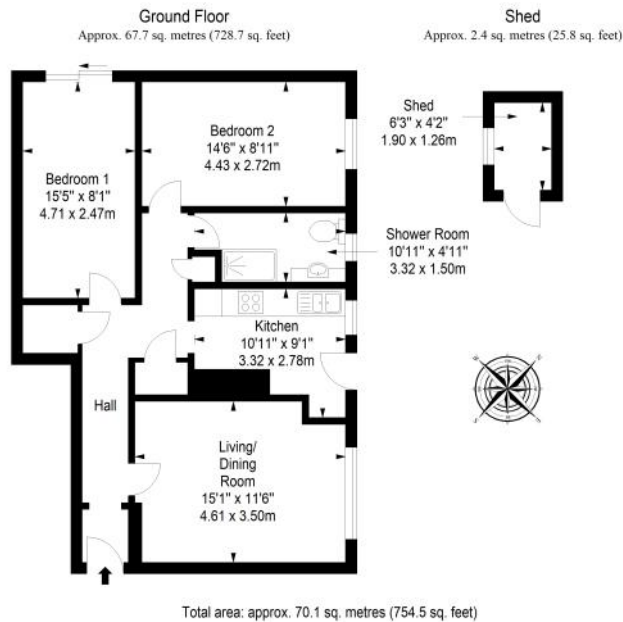
Extras: all fitted floor and window coverings, light fittings, an integrated ceramic hob and double oven, a freestanding fridge/freezer, and a washing machine to be included.

## Features

- Well-presented ground-floor flat
- Situated in sought-after Leith Links
- Private main-door entrance
- Welcoming hall with great storage
- Bright and spacious living/dining room
- Well-appointed kitchen with garden access
- Principal bedroom with access to garden
- Second spacious double bedroom
- Three-piece shower room
- Private gardens to the back and side
- Private driveway for off-street parking
- Gas central heating via new boiler (2022)
- Double-glazed windows throughout



# Floorplan



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