



## 7/4, Pirrie Street, Leith, Edinburgh, EH6 5HY

Bright and Well-Presented One Bedroom, Ground Floor Flat

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# Property Description

Bright and well-presented one bedroom, ground floor flat, forming part of a traditional stone-built tenement, and located in the popular Leith area, north of Edinburgh city centre.

Comprises: an entrance hall, open-plan living room/kitchen, double bedroom with walk-in wardrobe/store, WC, and a shower room.

Features include a fitted kitchen, extensive contemporary flooring, double glazing, gas central heating, and a secure entry system.

Externally, there is a well-maintained shared garden to the rear, and unrestricted on-street parking to the front.

The hall gives access throughout and features the entryphone handset, space for outerwear, and contemporary wood-effect flooring.

A good-sized public room includes an open-shelved press cupboard, a walk-in store cupboard, wood-effect flooring, and a pendant light fitting.

Set to the rear of the room, the kitchen has fitted units and worktops, including a sink with drainer and an integrated electric oven and hob.

The double bedroom features wood-effect flooring, cornice-work, built-in storage under the window, and a walk-in store/wardrobe.

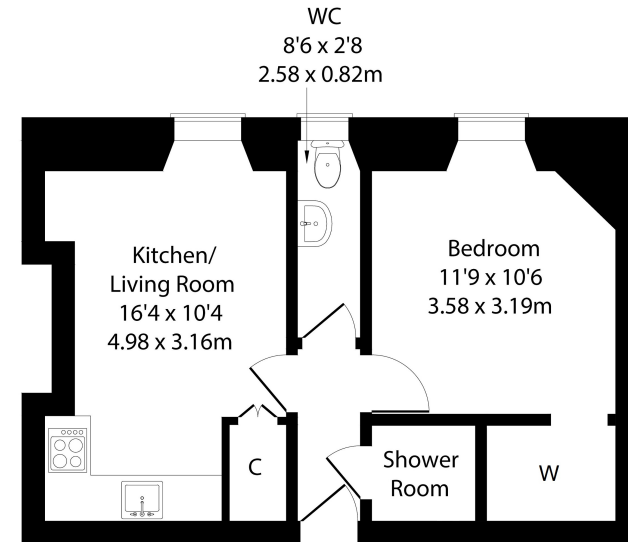
Wood-effect flooring continues from the hall into a WC with a two-piece suite and a front-facing window, while a separate shower is set internally off the hall, with contemporary panelling and an electric shower unit.

A Virtual 360 Tour is available online.



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**Approximate Gross Internal Area: (391 sq ft - 36 sq m.)**



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

# Area Description

Leith is a renowned and historic port area of Edinburgh, and is a vibrant city location with a mix of traditional and modern residential properties. A high amenity area, there is extensive convenience and specialist shopping, with a Tesco superstore on Duke Street, Lidl on Easter Road, and an ASDA at Sandpiper Drive. The Shore area also offers a cosmopolitan range of bars, bistros, and Michelin-starred restaurants; whilst the Ocean

Terminal complex has many high-street names, restaurants, a Marks & Spencer Foodhall, gym, and multi-screen cinema. There are numerous public parks and squares, including the expansive Leith Links and The Water of Leith Walkway. There are many frequent bus services, and the area is well-served by a number of primary schools, with secondary schooling at Leith Academy, just south of Leith Links.







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