



9 Pimiefield Bank, Leith Links, Edinburgh, EH6 7QQ

Beautifully Presented and Spacious, Three-Bedroom, Mid-Terrace, Family Home

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Property Description

Beautifully presented, spacious, three-bedroom, mid-terrace family home, with gardens. Set 'off street', adjacent to a shared green, in a quiet residential cul-de-sac, in the popular Leith Links area, northeast of Edinburgh city centre.

Comprises an entrance porch, living room, dining room, kitchen, two double bedrooms, a single bedroom, bathroom and a ground-floor shower room.

Highlights include a stylish kitchen, with appliances, modern bathrooms and good storage, including a loft with flooring, lighting and rendered walls.

In addition, there is gas central heating, double glazing, contemporary flooring and internal doors, as well as light, tasteful decor throughout.

Externally, an enclosed rear garden has paved and decked patios, whilst a front patio garden is enclosed by tall privacy fencing.

A generous, glazed entrance porch offers space for outerwear and opens to a living room. The spacious reception room gives access to a dining room, a kitchen and the carpeted staircase and features modern, wood-effect flooring and two pendant light fittings. Open to the living room, a flexible dining room includes French patio doors to the rear garden and gives access to a generous shower room, fitted with a two-piece suite and a corner cubicle. The kitchen also has a door to the rear garden and features decorative flooring and a central spotlight fitting. Stylish fitted units are complemented by stone-effect worktops, a tiled surround, a sink with a drainer, LED kick plate lighting, an integrated oven, a gas hob, a canopy, a freestanding fridge/freezer and a washing machine.

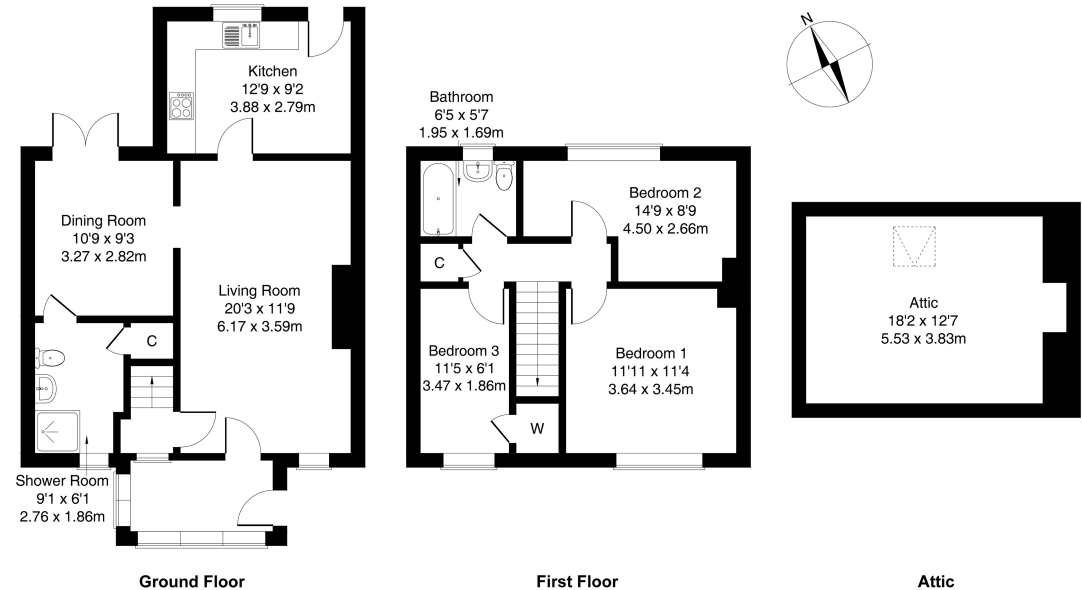
On the first floor, two double bedrooms are set to opposite aspects, both with carpeted flooring and ample space for freestanding furniture. A third flexible bedroom is set to the front, with carpeted flooring and a built-in store.

Completing the accommodation, a family bathroom is fitted with a modern suite, including a mains shower over the P-shaped bath, spot lighting, tiled flooring and splash walls.



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Approximate Gross Internal Area: (1292 sq ft - 120 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 Road, 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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