# 14
# Pirniefield Gardens
# Edinburgh
# EH6 7QD

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Connell & Connell are delighted to offer on to the market this attractive extended two-bedroom end terrace villa which enjoys a fantastic location in the highly sought-after Leith links area of Edinburgh, close to a superb variety of local amenities, within walking distance to the open space of the links and well placed for easy travelling to the City Centre. The property has been tastefully decorated throughout and offers a well-proportioned living space, well suited to the growing family and downsizers alike. Further benefits are gas central heating & double glazing providing year round comfort

The accommodation comprises:

- Entrance Hallway with stairs to upper floor
- Bay window sitting room with marble feature fireplace and door to kitchen
- Extended kitchen fitted with a range of shaker style units with woodblock work surfaces. Dining area with side window and double doors with side lights to garden.

- Front facing double bedroom with built in wardrobes
- Second double rear facing bedroom
- Stairs to floored attic room with velux window providing excellent storage
- Family bathroom

External

- Front garden laid to gravel with monoblock driveway and single car garage

- Family friendly enclosed rear garden which has a large patio area, raised planters and pedestrian access to the garage.

The Leith Links area of Edinburgh lies to the east of the city centre. The property is well positioned to take advantage of a superb range of shopping outlets within Leith itself with Tesco, Lidl and Leith Victoria Leisure centre nearby, whilst a short drive away is the vibrant Shore area which offers an excellent choice of cosmopolitan wine bars, traditional alehouses, restaurants and cafes. Ocean Terminal retail and leisure complex includes a multi screen cinema, Marks & Spencer's food hall and Pure Gym. The property is just a leisurely stroll to the renowned Links. The area is well served with nursery, primary and secondary schools all within walking distance of the property. An efficient public transport network is on hand, which operates to other parts of the city and surrounding areas. The city bypass and main motorway networks are also within easy reach.

EPC Band- D

Council Tax Band- D

Home Report Value- £300,000

Extras- All fitted floor, window coverings and Integrated appliances are included in the sale.

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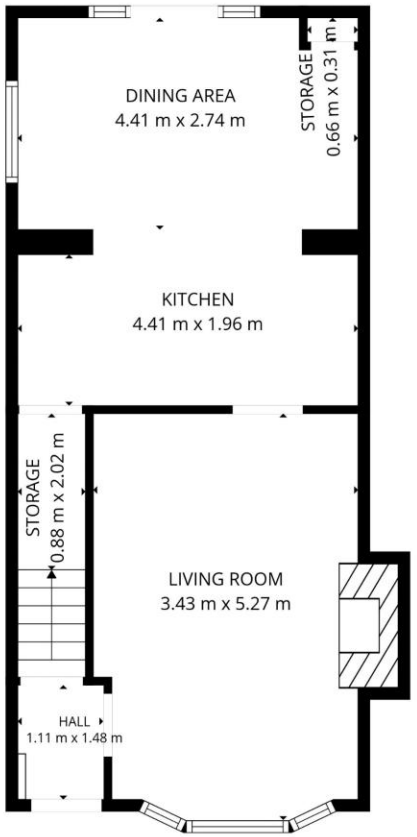
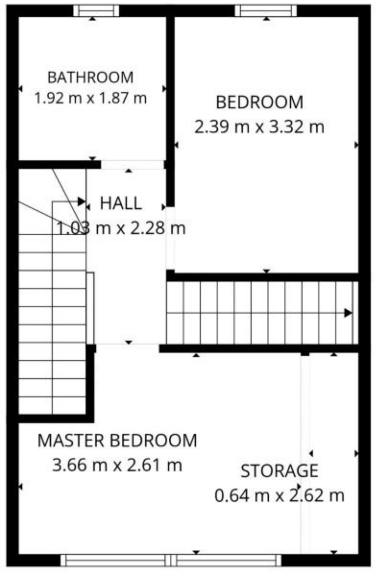



1ST FLOOR

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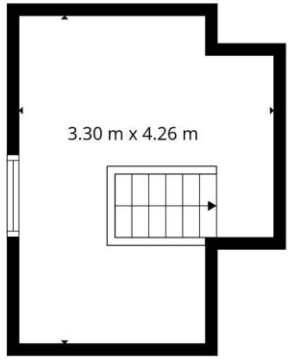


3RD FLOOR

**Total: 71 m2**
1st Floor: 42 M2, 2nd Floor: 29 M2, 3rd Floor: 0 m2
Excluded Areas: Storage: 5 M2, Fireplace: 1 M2, Low Ceiling: 12 M2,
Walls: 11 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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* Please contact us for a free consultation or valuation

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