



28 Pillans Place,
Edinburgh
EH6 7DQ



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Main Door Flat



accommodation

- Sitting room / dining room /
- fitted kitchen
- Master bedroom with wardrobes
- and en suite shower room
- Second double bedroom
- Bathroom
- Utility cupboard
- Private patio garden

features

- Wooden flooring
- Neutral decor
- Gas central heating
- Double glazing
- Unrestricted parking
- Modern development
- Excellent location
- Viewing highly recommended

description

Step into this standout main-door apartment in a sleek modern development, just moments from the buzzing Shore and the tram stop on Constitution Street, as well as the wide open spaces of Leith Links at the end of the road. This is your chance to secure a home right in the heart of Leith's most exciting neighbourhood — surrounded by boutique shops, lively bars, artisan cafés and some of Edinburgh's best-loved restaurants. Inside, the property immediately impresses with a bright, dual-aspect open-plan living space designed for modern lifestyles. The sitting, dining and kitchen areas flow effortlessly yet feel distinctly defined, creating the perfect setting for relaxing, hosting or working from home. An inner hall leads to a practical utility cupboard (with plumbing for a washing machine), two spacious bedrooms both with fitted wardrobes, and the principal bedroom has an en-suite shower room. A contemporary bathroom completes the layout. Externally there is a private patio garden to the front and side of the property, with a garden shed and there is unrestricted on street parking.

The development is Factored by Ross & Liddell and a payment of approximately £100 per month covers buildings insurance, maintenance and cleaning of communal areas etc.



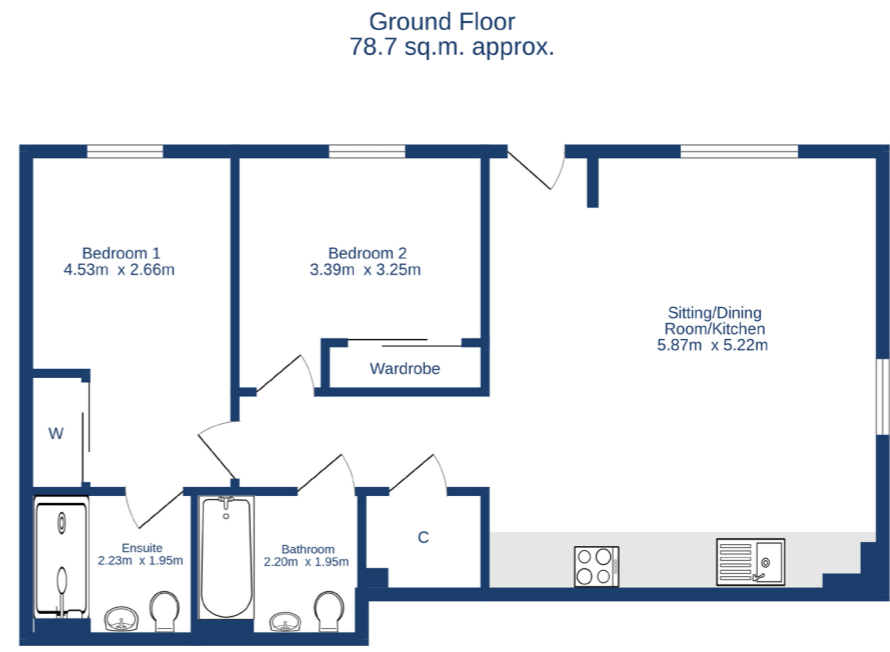
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Home Report
Value: £325,000

With gas central heating, double glazing and immaculate move-in condition throughout, this home delivers comfort, style and convenience in one of Edinburgh's most vibrant and fast-growing areas - a fantastic opportunity not to be missed.

Items to be included in the sale price:
Integrated kitchen appliances, fitted flooring, ceiling light fittings and curtains. NB Please note the kitchen island and washing machine are specifically excluded from the sale price.



TOTAL FLOOR AREA: 78.7 sq.m. approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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