



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**19/9 Pillans Place**

Leith, Edinburgh, EH6 7FG

# 19/9 Pillans Place

Immaculately presented with stylish, contemporary interiors, this second-floor apartment forms part of an attractive, modern development in a quiet area of cosmopolitan Leith. This two-bedroom, two-bathroom apartment is ideally situated for swift access to the areas outstanding amenities, including shops, schools, transport links, and scenic open spaces such as Leith Links, the waterfront, and the Water of Leith walkway. The flat and its location are sure to appeal to city professionals, couples, downsizers, young families, and rental investors alike.

Extras: all window coverings, light fittings, and integrated kitchen appliances will be included in the sale. All other items (except dining table) are available by separate negotiation.

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## Property Summary

- Secure shared entrance and lift service
- Hall with built-in storage
- Bright open-plan living/dining/kitchen with private, southeast-facing balcony
- Attractive, fully integrated kitchen
- Principal bedroom with built-in wardrobe and en-suite shower room
- Second double bedroom with built-in wardrobe
- Pristine bathroom with shower-over-bath
- Well-maintained communal grounds with parking
- Secure bike store
- Gas central heating system
- Double-glazed windows
- EPC Rating - B | Council Tax Band - D





This second-floor apartment forms part of an attractive, modern development in cosmopolitan Leith



Let us help you find your next  
**dream property!**



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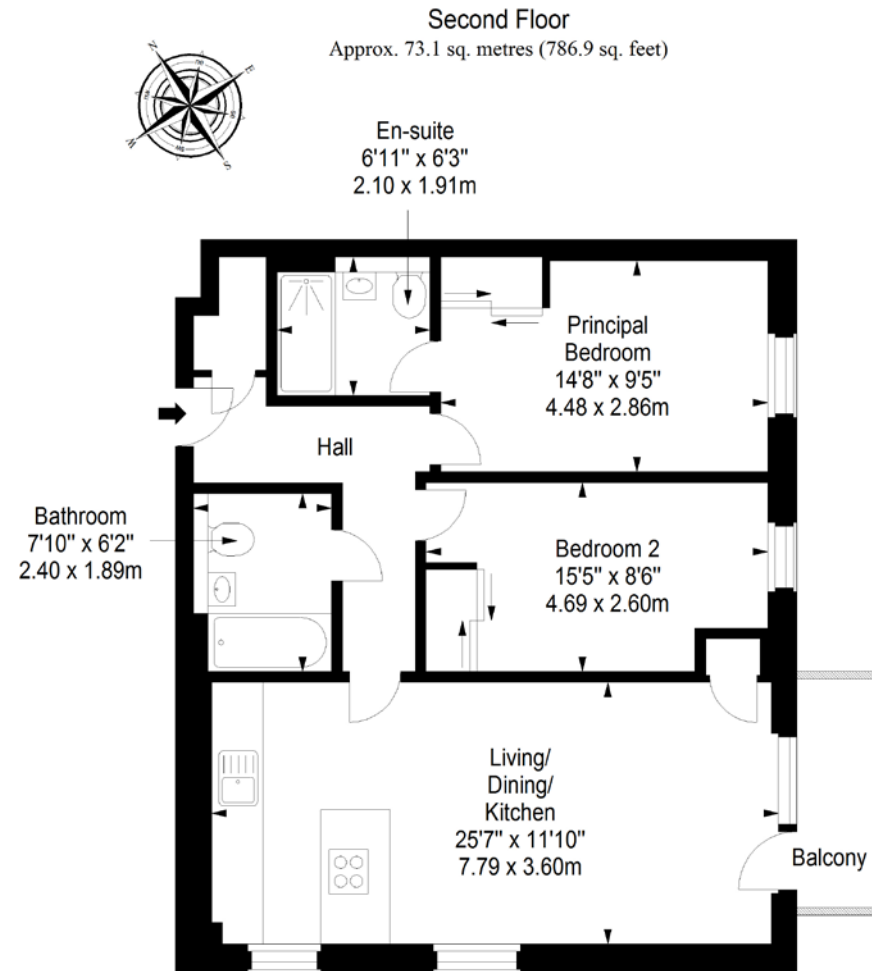
Birch House  
10 Bankhead Crossway South  
Edinburgh, EH11 4EP

 **CHARTERED FIRM**

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Total area: approx. 73.1 sq. metres (786.9 sq. feet)