



6/32 Pilrig Heights  
Edinburgh, EH6 5BF

Hallway  
Lounge  
Fitted Kitchen  
2 Double Bedrooms  
2 Bathrooms  
Gas Central Heating & Double Glazing  
Secure Underground Parking & Resident's Parking  
Factored by James Gibb - Approx. £1700 per year, depending on repairs  
EPC: B  
Council Tax Band: E

A well-proportioned, bright, two bedroom corner flat forming on the 5th floor of a popular modern development close to the city centre which offers residents excellent amenities such as a Concierge service, gym facilities and secure residents parking. The apartment is ideally suited for those seeking modern city living as well as being an excellent investment opportunity as a buy to let. The flat has boasts lovely open views over Edinburgh's New Town and benefits from having full gas central heating and double glazing which ensures a most comfortable living environment. The building has the added benefit of having a secure entry door system and a lift providing ease of access to each floor. The property is presented with neutral décor, and welcomes modernisation in select areas, allowing for the exciting opportunity to set the style and standards of the home to your own liking.

The accommodation comprises: welcoming hallway with wood-effect flooring and 4 generous storage cupboards, sizable living room with electric fireplace and dual-aspect corner windows naturally lighting the room, fitted kitchen with base and wall-mounted units with appliances including electric oven, gas cooker, cooker hood, fridge freezer and dishwasher, spacious master bedroom with en-suite shower room, built-in double wardrobe and private balcony boasting excellent views over Edinburgh including Calton Hill and Salisbury Crags. Second double bedroom with built-in double wardrobe and pleasant outlook to the rear. Finishing the interiors is a three-piece bathroom suite with shower over bath and a large mirrored wall.

Externally, there is an allocated parking space in a secure underground car park, as well as ample unallocated parking and well-maintained communal grounds.

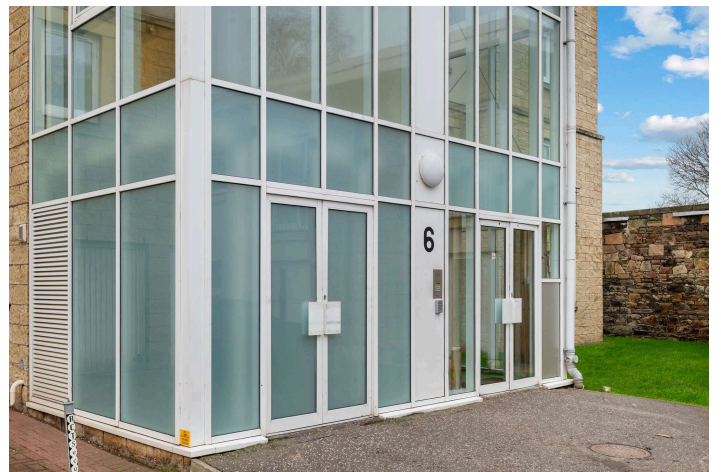
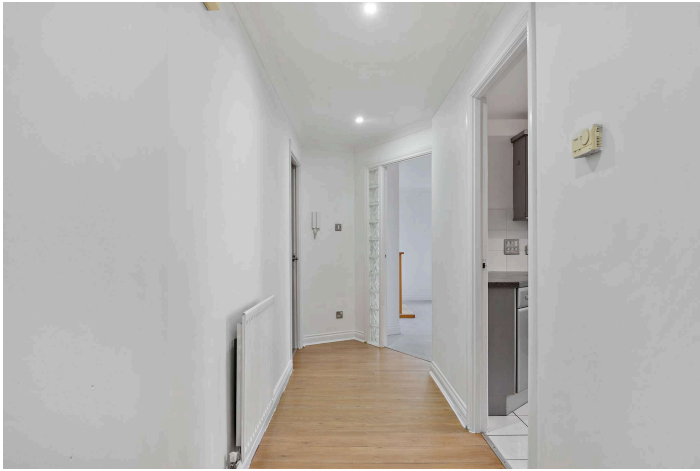
Pilrig Heights is situated in the popular residential location of Pilrig, north east of Princes Street and is served by a host of excellent amenities. It has all the benefits of city living and is within walking distance of Leith Walk which has a wide and eclectic range of specialised and international food shops, bistros and restaurants. Close-by there are Lidl and Tesco supermarkets where there is a Costa Coffee. The new St James' Quarter is nearby and has a prestigious selection of high street retailers, restaurants and John Lewis. The Omni Centre is located at the top of Leith Walk on Picardy Place and has a Nuffield Health Gym and a multi-screen Cinema. Pilrig Park and the Water of Leith walkway offer lovely walks and open green spaces. The local school catchment includes Broughton Primary School, St Mary's RC Primary, St Thomas of Aquin's and Drummond High School and the Gaelic Primary School, Bun-sgoil Taobh na Pairce is close by on Bonnington Road. There are also some of Edinburgh's highly regarded private schools in the area which include Edinburgh Academy, Fettes College and Stewart's Melville College. Edinburgh Waverley Railway Station provides an excellent rail service and local public transport is well served by an efficient Tram service which provides a link to Edinburgh Airport and a regular Bus services which runs to and from the city centre and to the surrounding areas.

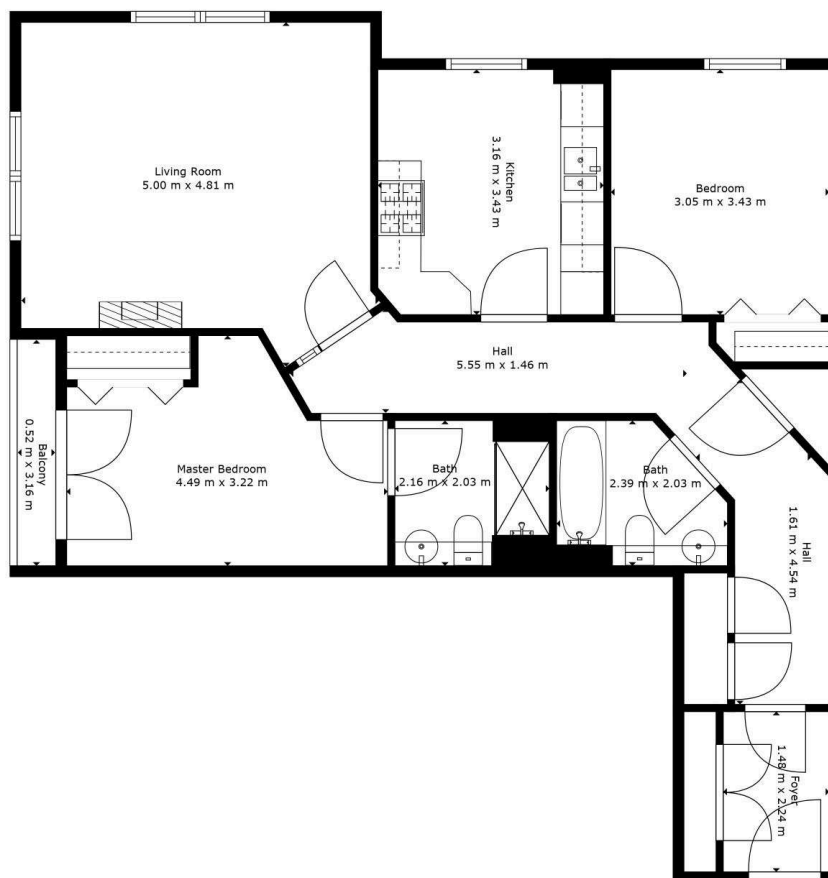












**TOTAL: 88 m<sup>2</sup>**  
 FLOOR 1: 88 m<sup>2</sup>  
 EXCLUDED AREAS: BALCONY: 2 m<sup>2</sup>

Measurements Deemed Highly Reliable But Not Guaranteed.



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit [www.satsolicitors.co.uk](http://www.satsolicitors.co.uk)



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