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9/2, Pilrig Cottages, Edinburgh, EH6 5DF

Beautifully Presented and Rarely Available, One-Bedroom, Ground-Floor Villa

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Property Description

Beautifully presented and rarely available, one-bedroom, ground-floor villa, forming part of a charming period terrace. Quietly positioned 'off-street', in Edinburgh's Pilrig district near Leith Walk, just north of the city centre.

Comprises an entrance hall, living/dining room and kitchen, a double bedroom, and a bathroom.

An ideal city centre starter home, buy-to-let, holiday home or pied-à-terre, ideally placed for connections throughout the city. Highlights include a modern fitted kitchen with real wood worktops and integrated appliances, a stylish bathroom, and hardwood floors.

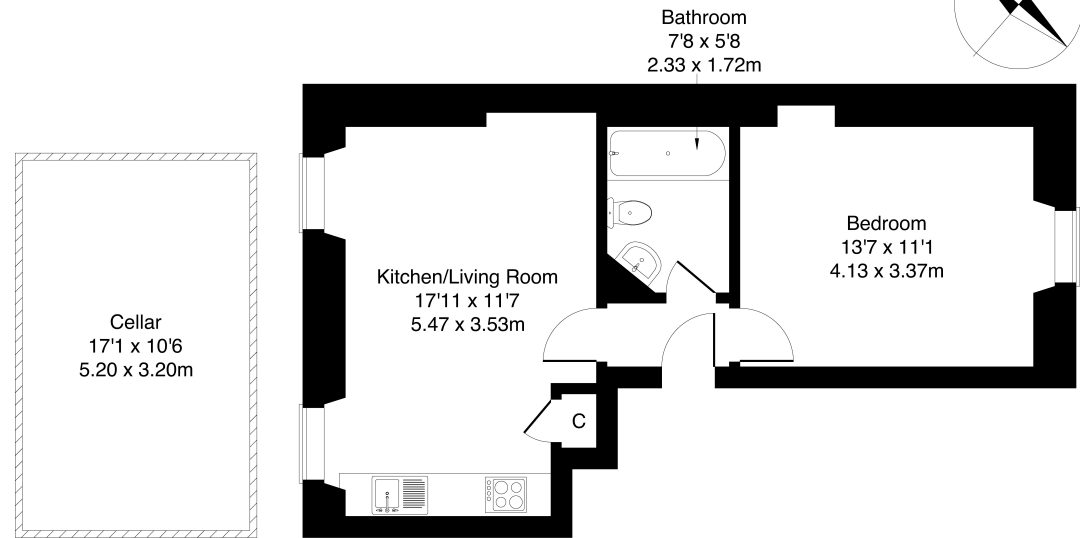
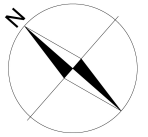
Additionally, the property features modern sash and case style windows, gas central heating, a wood-burning stove, and contemporary lighting. Further highlights include superb storage provided by a cellar space, tall ceilings, and a private front garden.

An entrance welcomes you into the property and leads through to the open-plan living room and kitchen, creating a bright and inviting space. The living room is finished with contemporary flooring and light, tasteful décor throughout, while the open-plan layout allows for a seamless and versatile living space. The kitchen has been finished to a modern standard, featuring wood-effect worktops, a stylish splashback, a stainless steel sink with drainer, an integrated oven and gas hob with canopy above, a washing machine, and additional space for a fridge/freezer.

The hallway also provides access to the bedroom, which continues the contemporary flooring and offers a decent amount of space, allowing flexibility for the addition of freestanding furniture pieces. Completing the property is the bathroom, finished to a beautiful standard and featuring a shower over bath.



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Cellar

Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Leith Walk is a key route linking the east end of Edinburgh city centre to Leith in the north, characterised mainly by traditional Victorian tenements. It is a vibrant area with a wide variety of boutique shops, cafés, bars, eateries, convenience and specialist stores, as well as supermarkets scattered throughout. The nearby St James Quarter offers a modern shopping experience with numerous high-street brands, restaurants, and lifestyle and leisure facilities all within walking distance. The Shore provides a cosmopolitan atmosphere with its mix of bars, bistros, and Michelin-starred restaurants, while Ocean Terminal features high-street shops, restaurants, a gym, spa, and a multi-screen

cinema. Leith Walk benefits from several public parks and green spaces, including Leith Links, Pilrig Park, and the scenic Water of Leith walkway. Education needs are well catered for with several primary schools in the area and secondary schooling available at Leith Academy near Leith Links. The area has excellent transport links via the A199 and A900 roads, frequent bus services from Leith Walk, and the recently extended tram line running between Edinburgh Airport and Newhaven.





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