



CLANCYS

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# 35 Pilrig House Close,

Edinburgh, EH6 5RF



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EPC

C



FREEHOLD



**Description**

This peacefully situated upper villa is located within a beautiful rarely available retirement development, tucked behind Bonnington Road, close to Pilrig Park. The property is presented to the market in very good order with ample storage and views across to 17th century Pilrig House. The accommodation briefly comprises an entrance staircase, living/dining room, inner hallway, modern fully fitted kitchen, double bedroom with fitted storage, and bathroom with electric shower over bath. The property further benefits from double glazing, recently fitted front door, and a stairlift has been fitted to provide additional mobility to the landing, which can be included in the sale if desired. There is access to a shared drying area and well-maintained communal garden courtyard with seating areas. Free parking is available within the resident's car park.

**Location**

Pilrig is a highly sought after area with its own large public park, located close to vibrant and cosmopolitan Leith, where you can find an eclectic mix of restaurants, traditional pubs, caf  s, delis, and coffee shops, together with a superb choice of independent shops and supermarket facilities. Just a little further away is the fashionable Shore area, home to Ocean Terminal with its shops, cinema and eateries. Heading up to the east end of the City, only a short journey away, you can access a wider range of amenities and entertainment establishments at St James Quarter and the Omni Centre. Regular bus services run from nearby Pilrig Street and Leith Walk has a wider range of travel options, including the tram network linking Newhaven to Edinburgh Airport.

**Factoring fee**

Please note this is a retirement development suitable for age 60 plus. The development is managed by Charles White Limited, 14 New Mart Road, Edinburgh EH14 1RL, 0131 447 8191. A monthly payment of approximately   70 is payable which covers the upkeep of the communal grounds, gutter & window cleaning and buildings insurance.

**Extras**

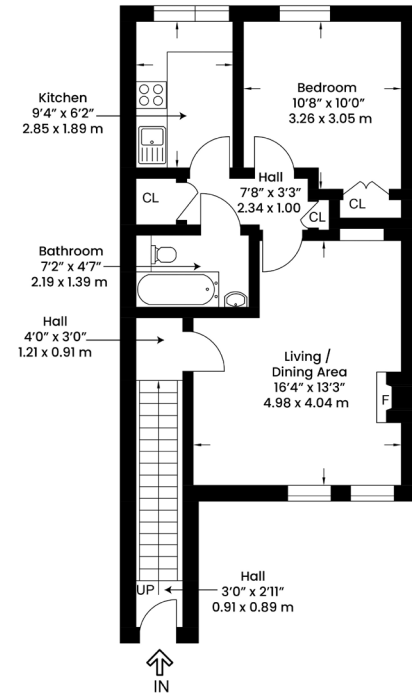
All fitted floor coverings, white goods, electric fireplace and stairlift. It should be noted that no warranties or guarantees will be given for systems.

**Features**

- |                      |                                   |
|----------------------|-----------------------------------|
| ● Entrance staircase | ● Double glazing                  |
| ● Living/Dining room | ● Communal garden courtyard       |
| ● Kitchen            | ● Residents parking is available. |
| ● 1Bedroom           | ● EPC rating – C                  |
| ● 1Bathroom          | ● Council Tax Band – B            |
| ● Electric heating   | ● Tenure - Freehold               |







vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (© 110927) vistaBee 2026



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