

39/10 Pilrig Heights

PILRIG | EDINBURGH | EH6 5FD

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This attractive and well-proportioned two-bedroom flat forms part of a sought-after residential development, offering spacious and comfortable accommodation, beautifully maintained communal grounds and the added benefit of underground parking. Access to the property is via a secure entry phone system and a well-maintained communal stairwell, with both lift and stair access to all floors.

Internally, the accommodation comprises a welcoming entrance hallway with useful storage, leading through to a bright and generously proportioned living/dining room, providing an excellent space for both relaxing and entertaining. The adjoining kitchen offers a practical layout with ample space for everyday cooking.

There are two well-proportioned bedrooms, with the principal bedroom benefiting from direct access to a private balcony, providing a pleasant spot to enjoy some fresh air. The accommodation is completed by a bathroom and a separate shower room, adding further convenience and flexibility.

Externally, the development is set within beautifully landscaped, mature communal gardens, providing a peaceful and attractive outdoor setting for residents to enjoy. The property also benefits from underground parking, a particularly desirable feature offering added convenience.

Offering an excellent combination of generous accommodation, private outdoor space and attractive communal surroundings, this appealing flat is likely to attract interest from a variety of purchasers, including professionals, downsizers and those seeking a comfortable home in a well-maintained development. Early viewing is highly recommended.

- Bright and spacious living/dining room
- Two well-proportioned bedrooms
- West facing private balcony accessed from principal bedroom
- Bathroom and separate shower room
- Beautifully landscaped mature communal gardens
- Secure entry system, lift access and underground parking
- The development has a communal gym and concierge.

Energy Rating B. Council Tax E.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.







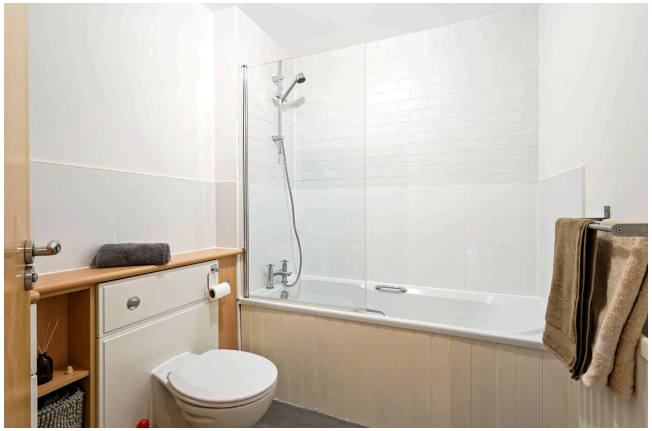
Factor payable to James Gibb Residential Factor, approx. £130 per month, including building insurance

All fixtures fittings, integrated kitchen appliances, curtains, blinds and light fittings will be included in the sale.

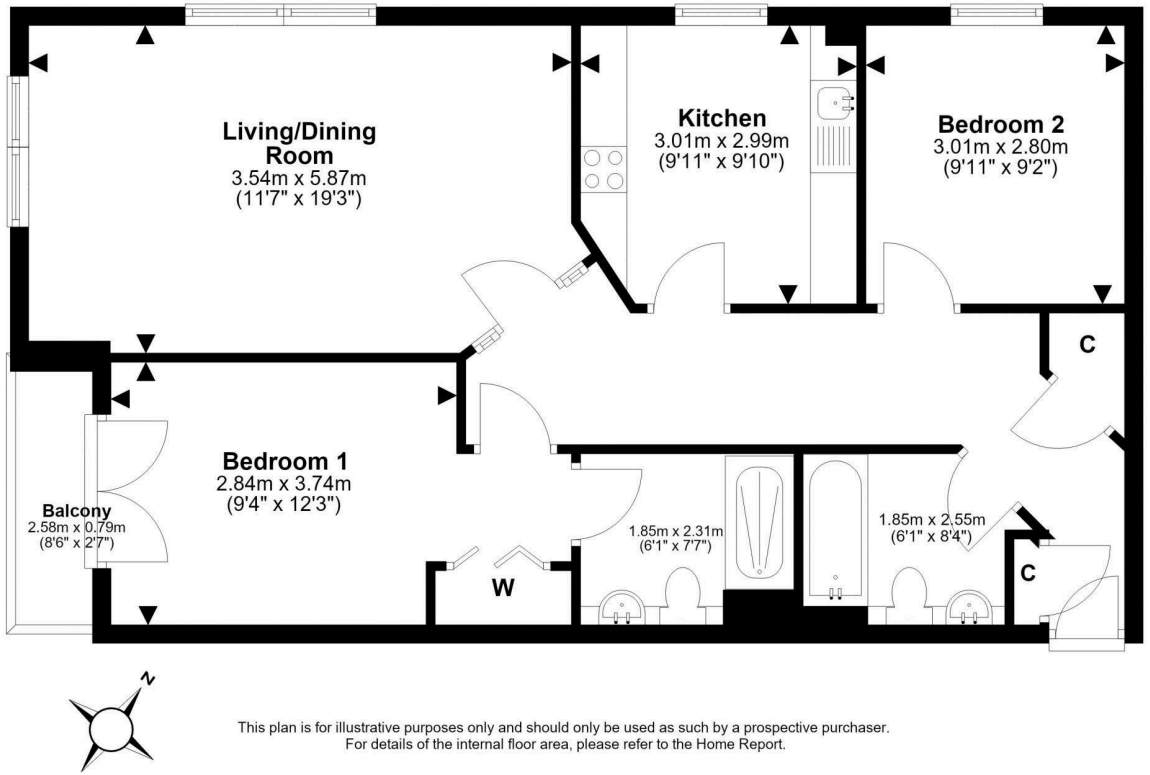
Pilrig is a highly sought after area with its own large public park, located close to vibrant and cosmopolitan Leith, where you can find an eclectic mix of restaurants, traditional pubs, trendy caf s, delis, and coffee bars, together with a superb choice of independent shops and supermarket facilities. 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. Schooling at all levels is well catered for and within easy reach.











This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

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