

FLAT 9, 2 NORTH PILRIG HEIGHTS

PILRIG, EDINBURGH, EH6 5FE

2 BED 2 BATH 1 PUBLIC







TAKE A LOOK INSIDE

Situated within a residential development with lift access and a concierge, Flat 9, 2 North Pilrig Heights is a well-proportioned first floor flat that boasts its own private balcony. The property is conveniently positioned for the excellent range of amenities along Leith Walk, with Edinburgh city centre also within easy reach and multiple parks close by.

The accommodation comprises a welcoming entrance hall with useful storage cupboards; a generously proportioned sitting room with space for both lounge and dining furniture; and a separate fitted kitchen with a range of wall and base units, integrated oven, gas hob and space for freestanding appliances. The principal double bedroom benefits from fitted mirrored wardrobes, an en-suite shower room and French doors opening onto a private balcony.

KEY FEATURES

- First floor apartment with balcony.
- Two double bedrooms one with en suite.
- Lift access, concierge and gym.
- Secure underground car park.
- Supermarket, coffee shops & restaurants nearby.
- Easy access to green spaces and cycle ways.
- EPC Rating - B
- Council Tax Band - E







There is a further well-sized double bedroom, also featuring fitted mirrored wardrobes, together with a bathroom fitted with a white three-piece suite and shower over the bath.

The development benefits from access to a residents' gym, concierge and a secure underground residents' car park.

The factor is James Gibb and the factoring costs are approximately £200 per quarter.



THE LOCAL AREA

Ideally positioned in the established residential area of Pilrig, approximately one mile north-east of Edinburgh city centre, the property enjoys convenient access to both the city centre and the vibrant neighbourhood of Leith. Pilrig Park provides attractive open green space nearby, while Leith Walk offers an excellent selection of independent shops, supermarkets, cafés, bars and restaurants, all within easy walking distance. The nearby St James Quarter and Omni Centre provide an extensive choice of shopping, dining and leisure facilities, including a cinema and gym. The Water of Leith is also close at hand, offering scenic riverside walks towards Leith's regenerated waterfront and beyond. The area is exceptionally well served by public transport, with regular bus services and the tram running along Leith Walk, providing convenient connections between Newhaven, the city centre and Edinburgh Airport.

EXTRAS

All light fittings, blinds, fitted floor coverings and white goods are included in the sale price.

HOME REPORT VALUATION: £250,000

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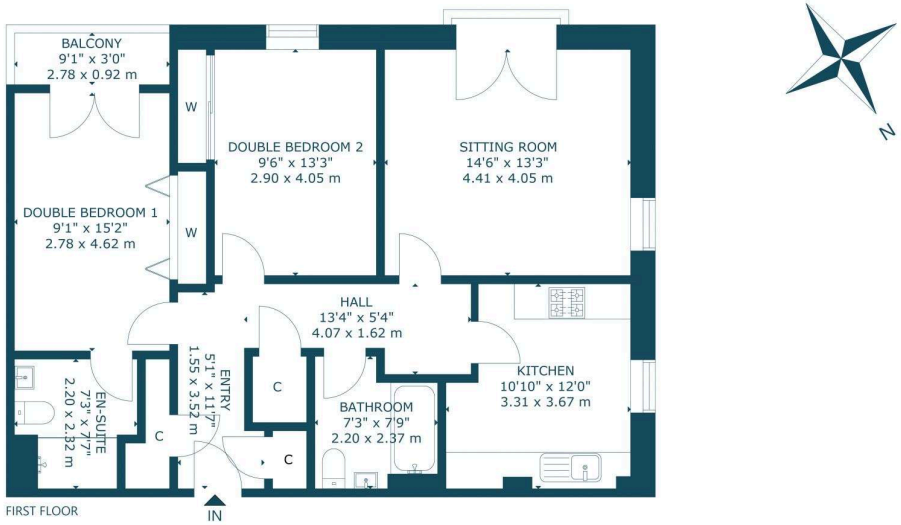

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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 893 SQ FT / 83 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the “interlinked-system”). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.