



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**FLAT 23, 37 PILRIG HEIGHTS**

Pilrig, Edinburgh EH6 5FB





With its well-connected city location in Pilrig, this two-bedroom apartment comes with spacious accommodation in excellent decorative order. The home boasts a generous living and dining room, a modern kitchen with high-quality worktops and modern appliances, a carpeted principal bedroom with storage space and an en-suite shower room, a versatile second bedroom (currently used as a home office) and a stylish bathroom with shower-over-bath. Externally, the lift-serviced, factored development offers its residents access to a fitness suite, communal parking, well-kept shared grounds, and easy access to excellent amenities, commuter links and green space. Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale. No warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

## FEATURES

- Fourth-floor flat in a modern development
- Centrally located Pilrig
- Within walking distance of Edinburgh city centre
- Secure entry system and lift service
- Modern interiors throughout
- Entrance hall with storage
- Generous living and dining room
- Modern galley-inspired kitchen
- Main bedroom, wardrobe and en-suite
- Versatile second bedroom
- Family bathroom with shower overhead
- Well-kept communal grounds
- Residents' parking
- Gas central heating and double-glazed windows











“SET WITHIN STROLLING DISTANCE OF THE CITY CENTRE, THIS TWO-BEDROOM APARTMENT IS SURE TO APPEAL TO MANY BUYERS.”







EPC RATING:

B

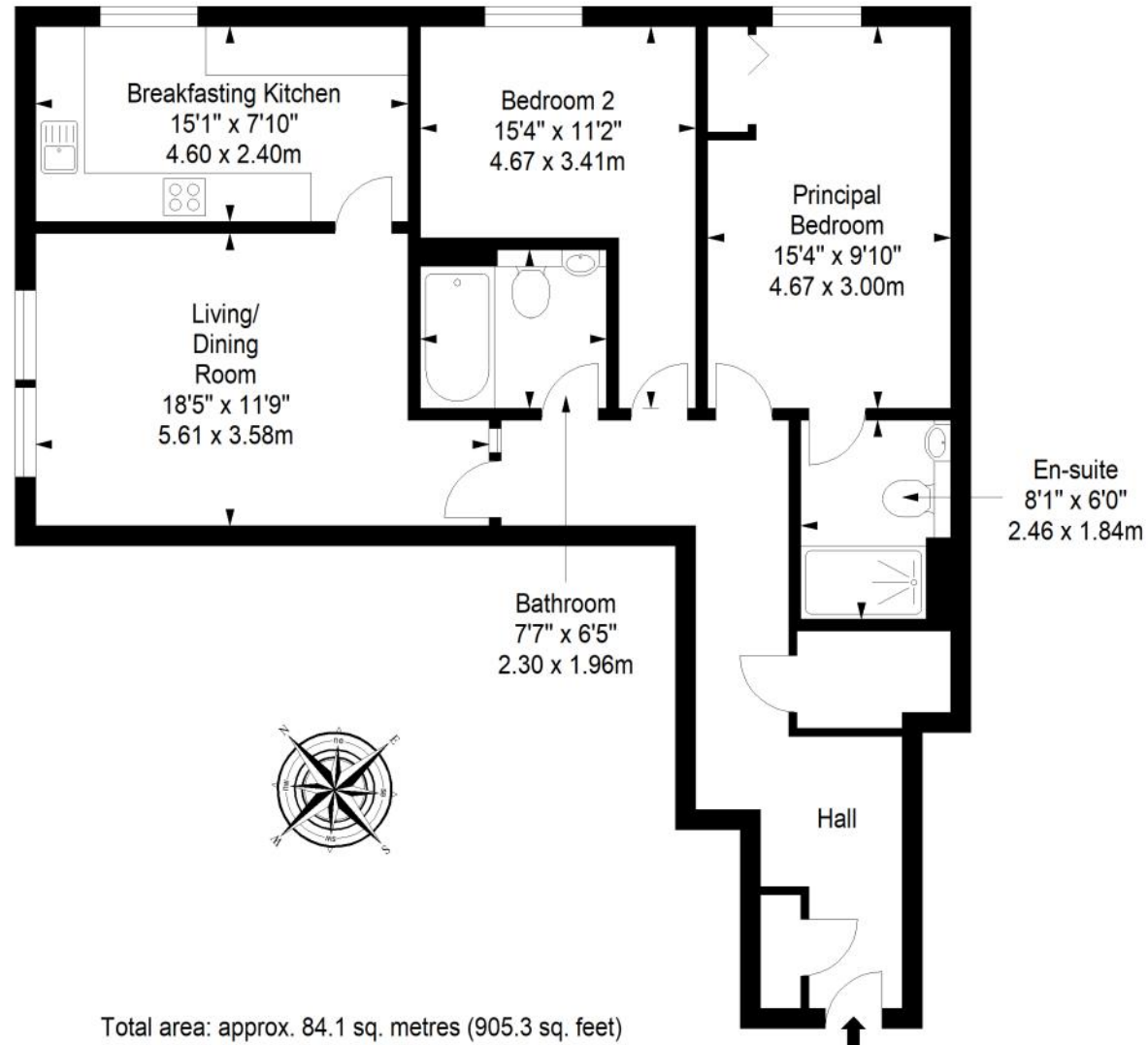
COUNCIL TAX BAND:

E

VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

### Fourth Floor

Approx. 84.1 sq. metres (905.3 sq. feet)



Total area: approx. 84.1 sq. metres (905.3 sq. feet)



GILSONGRAY.CO.UK

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



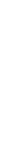
## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



## BORDERS

01890 880 008



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