



Deans Properties

Deans Solicitors and Estate Agents LLP



**62 Pilrig Street,
Pilrig, EH6 5AS**



MID-TERRACED HOUSE

- Entrance Vestibule
- Dining Room
- Kitchen
- Office
- Seven Double Bedrooms in the Guesthouse
- Five Ensuite Shower Rooms
- Two further Shower Rooms
- Private Sitting Room
- Two Private Double Bedrooms
- Bathroom
- Utility Room
- Private Front & Rear Garden
- On-Street Permit Parking
- Gas Central Heating
- EPC Rating – D



Boasting stunning period features throughout, this rarely available, Victorian mid-terraced Guesthouse is located in the popular district of Pilrig, East of the Edinburgh City Centre. The location offers an array of local shops, restaurants and amenities, with both Leith and the City Centre a short walk away and recreational spaces including Pilrig Park, Leith Links and the Water of Leith nearby. There are good public transport links to the City Centre and surrounding areas as well as road connections to the City Bypass and Motorway Network. The property is currently used as a popular guesthouse for many years and will be sold as such. Set across three floors, the accommodation has maintained many of its period features and comprises: welcoming entrance hallway with lovely stunning fireplace and original staircase, spacious bay-windowed dining room with attractive fireplace and ceiling cornices, utility room, office leading to adjoining kitchen with integrated appliances and range cooker and French doors to the garden and a good-sized double bedroom with ensuite shower room. The first floor leads to three further double bedrooms, with bedrooms 2 and 3 benefitting from ensuite shower rooms and a further shower room on the floor, and the second floor offers another three double bedrooms with bedrooms 5 and 6 boasting ensuite shower rooms and an additional 3-piece suite shower room on the floor. Additionally, private owner's accommodation comprising attractive sitting room, two double bedrooms and bathroom with shower over bath can be accessed via the kitchen. The property boasts a private garden to the rear with a lovely sitting area and well-maintained private gardens to the front. Further features include on-street permit parking and gas central heating. Included in the sale are the fitted carpets and floorcoverings, curtains, cooker, hood, fridge-freezer, washing machine, tumble dryer and the light shades. All appliances included are sold as seen with no warranty provided.

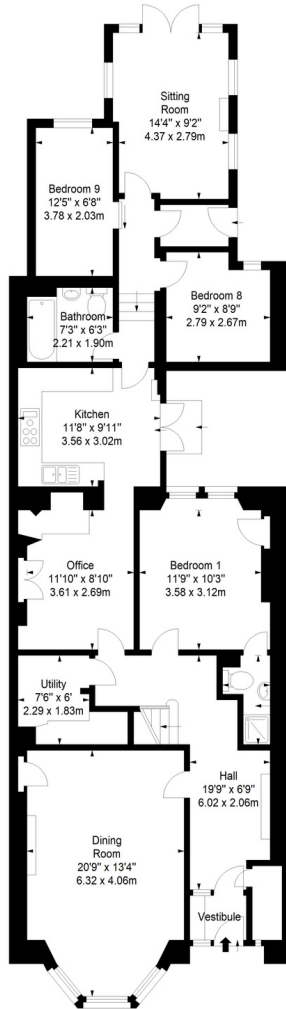




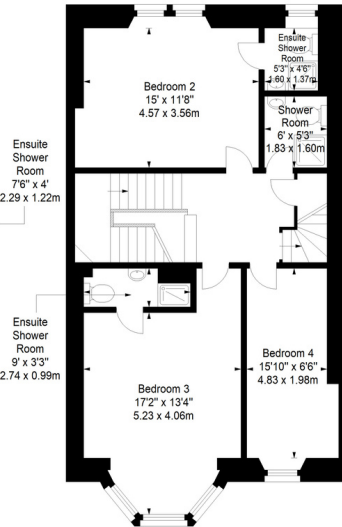
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Edinburgh, EH6 5AS



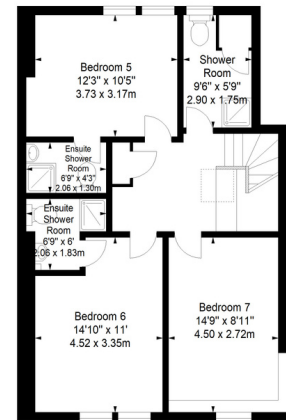
Approx. Gross Internal Area
2889 Sq Ft - 268.39 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor



Second Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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