

37 (flat 32) Pilrig Heights, Pilrig, Edinburgh, EH6 5FB



37 (flat 32) Pilrig Heights | Edinburgh | EH6 5FB

Description

Part of the sought-after Pilrig Height development, this impressive fifth floor apartment is a nicely presented home which would be an ideal purchase for an individual or couple benefits from superb a south-west facing aspect capturing panoramic views of the city's skyline and its iconic landmarks, including Edinburgh Castle. It is brought to market in good condition, and offers modern comforts throughout. It includes access to a secure underground car park and to a communal gym. It also benefits from a convenient location in Pilrig, within easy reach of Leith Walk's thriving amenities and transport links.

- Central hallway with fitted storage
- Living/dining room
- Fitted kitchen
- Two double bedrooms, one with an en-suite shower room
- Bathroom comprising of a white three piece suite having a shower over the bath
- Gas central heating and double glazing
- Secure entry system and lift
- Well kept communal grounds

Extras

The fitted floor coverings, oven, hob, hood, washing machine and fridge/freezer are included.

Factor

The development is factored by James Gibb for approx. £114 per month according to the vendor. This includes maintenance of communal areas and block buildings insurance.

EPC Rating: B



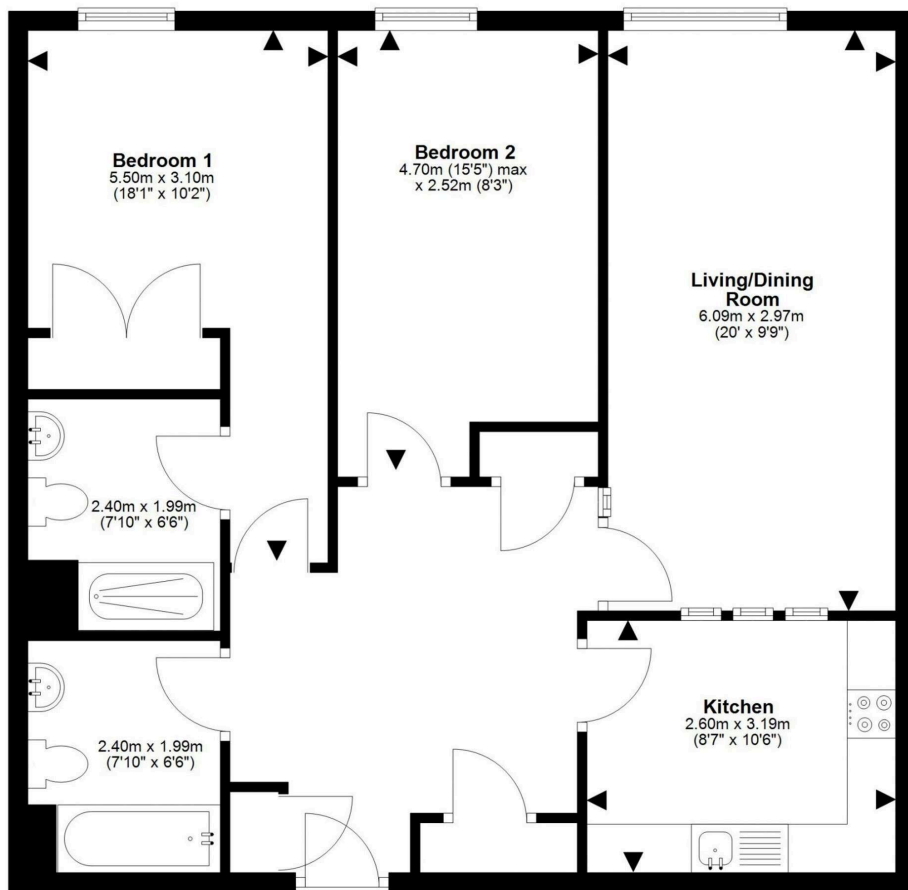
Location

Lying enviably close to the heart of the capital, adjacent to Leith's main thoroughfare and connected by day/night buses and the nearby tramline, Pilrig offers easy access to outstanding shopping, entertainment, and cultural amenities locally and across the city. A bustling selection of cosy pubs, cafés, and multi-cultural eateries can be found just minutes' walk away, and music and arts venues in the immediate area host an eclectic array of year-round events, festivals, theatre productions, and street food markets. Promising tranquil scenic retreats from these vibrant surroundings are the much-loved Pilrig Park and the Water of Leith's walkway and cycle path. For indoor sports and recreation, Leith's Victoria Swim Centre provides a pool, a sauna, a steam room, and a gym, as well as fitness studios and classes. The property falls within the catchment area for excellent state schools, whilst many of Edinburgh's prestigious private schools can also be easily reached. For Pilrig residents commuting further afield, Waverley train station is approximately a mile away, and nearby Ferry Road provides a swift route to Edinburgh Airport, the motorway network, and the Forth Bridges.

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





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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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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