



37/26 Pilrig Heights
Pilrig, Edinburgh
EH6 5FB



Please contact us for
more information:

0131 555 7055
property@watermans.co.uk



Communal gym



Residents parking



Property Summary

Part of the sought-after Pilrig Heights development, this modern two-bedroom fourth-floor apartment is a bright and spacious home that will be highly desirable to a wide demographic. It is brought to market in move-in condition, providing buyers with a blank canvas of décor. It also features a large living/dining room with Edinburgh skyline views, a well-appointed breakfasting kitchen, and two bathrooms. Plus, it has access to a secure underground residents' carpark 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 (including the tramline to the city centre and airport).

Inside the apartment, reached via a secure shared entrance and a lift service, you are welcomed by a reception hall that sets the standards of the accommodation. It provides two built-in cupboards and flows to the right into the living/dining room. Here, the light décor and soft carpet create a comfortable environment that is easy to style. It has a spacious footprint for lounge furniture and a table and chairs, and is fronted by southwest-facing French doors that open out to a Juliet balcony - perfect for admiring the elevated views.

Features

- Modern fourth-floor apartment in Pilrig
- Presented in move-in condition with neutral interiors
- Part of a sought-after factored development
- Communal gym
- Secure entrance and a lift service
- Reception hall with storage
- Southwest-facing living/dining room
- Well-appointed breakfasting kitchen
- Two double bedrooms with built-in wardrobes
- Modern en-suite shower room
- Modern family bathroom
- Well-kept communal garden
- Secure underground parking
- GCH & DG



The room is finished with feature block glazing that allows additional light to flow into the hall and the adjacent breakfasting kitchen. The kitchen itself has a monochrome-inspired design, offering generous cabinet storage and worksurface space. It has room for a breakfast table for morning coffee and comes with an integrated oven and electric hob, a freestanding fridge/freezer, and an undercounter washing machine. Set side by side, the two double bedrooms share the same southwest-facing aspect as the living area. Both bedrooms also feature built-in wardrobes to maximise the useable floorspace. In addition, the principal bedroom has the luxury of a modern en-suite shower room.







Completing the accommodation is a three-piece family bathroom (with a shower over bath) which mirrors the style and quality of the en-suite. Gas central heating and double glazing ensure year-round comfort.

Externally, the development provides a well-kept communal garden and secure underground parking for residents, alongside on-street parking bays for visitors.

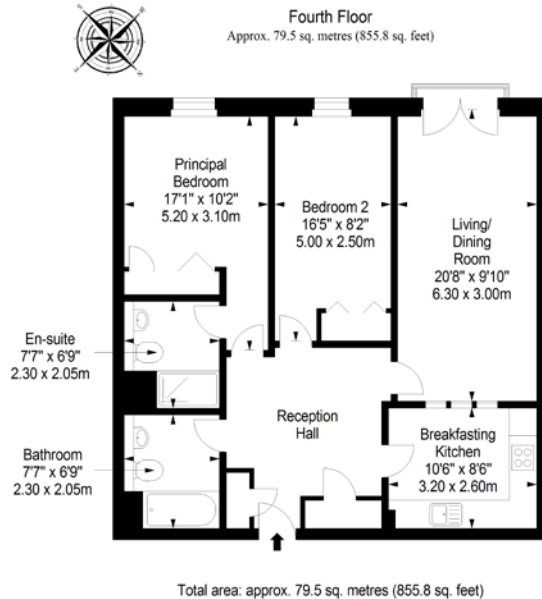
Please note, some images have been virtually staged for illustration purposes.



Pilrig

Lying enviably close to the heart of the capital, adjacent to Leith's main thoroughfare and connected by 24-hour bus links, 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.

Floorplan



EPC Rating - B | Council tax band - E | Home report Value - £240,000



Price & Viewings

Please refer to our website
www.watermans.co.uk

Edinburgh

5-10 Dock Place, Leith, EH6 6LU

0131 555 7055

property@watermans.co.uk

Glasgow

193 Bath Street, Glasgow, G2 4HU

0141 483 8325

westcoast@watermans.co.uk

ēspc rightmove  Zoopla.co.uk

These particulars do not constitute part of an offer or contract. All statements contained herein whilst believed to be correct are in no way guaranteed. Intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 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.