

37/12 PILRIG HEIGHTS  
LEITH, EDINBURGH, EH6 5FB

CURRAN & CO  
PROPERTY



# 37/12 PILRIG HEIGHTS

LEITH, EDINBURGH, EH6 5FB

OFFERS OVER £220,000



'Forming part of an exclusive development which boasts a resident's gym and concierge, 37/12 Pilrig Heights is a bright and spacious two bedroom second floor flat'

- Exclusive Residential Development
- Spacious Living /Dining Room
- Breakfasting Kitchen
- Two Double Bedrooms
- Bathroom & En-suite Shower Room
- Gas Central Heating & Double Glazing
- Residents Gym & Concierge
- Zoned Permit Parking



## Description

Forming part of an exclusive development which boasts a resident's gym and concierge, 37/12 Pilrig Heights is a bright and spacious two bedroom second floor flat. The property would now benefit from cosmetic upgrade and offers buyers to unique opportunity to improve update the space to their own preference.

Entered through a well-maintained communal entrance via lift access and the secure door entry system, the accommodation comprises: entrance hall with two sizeable storage cupboards off; expansive living room with ample space for a

dining area; well-equipped breakfasting kitchen with base and wall-mounted units, freestanding fridge/freezer, washing machine and integrated electric hob and oven; double bedroom 1 with built-in wardrobes and en-suite shower room; double bedroom 2 and family-sized bathroom with shower over the bath.

The property benefits from gas central heating with an upgraded combi boiler and double glazing throughout.

Externally there are manicured communal ground maintained by the development factor, and zoned

permit parking.

## Extras

The property is sold as seen and will include the freestanding fridge/freezer.

## EPC Rating

The energy efficiency rating for this property is band B.

## Council Tax

This property is subject to council tax band E.

## Viewing

Viewing is by appointment. Please contact our office to arrange.





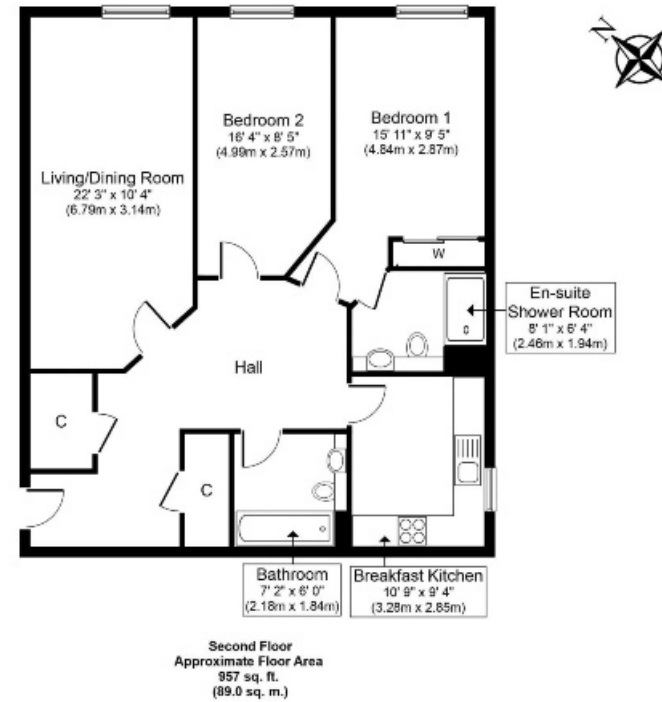
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### Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.  
All measurements are approximate and are generally taken from the widest point.