










Solicitors & Estate Agents



3/2 North Pilrig Heights

Pilrig | Edinburgh | EH6 5FF

Conveniently located within walking distance of the city centre, this bright second floor flat forms part of a smart modern development with secure parking, lift access, residents' gym and concierge service. It is offered to the market chain-free and in move in condition and would be an ideal first time buy, rental investment or Edinburgh pied-a-terre.

-  1 Bedroom
-  1 Reception Room
-  1 Bathroom
-  Lift access
-  Secure parking
- Residents Gym
-  EPC Rating - B
-  Council Tax Band - D



Description

Accessed via a secure entry system, leading to a well-kept common stair with lift access to all floors, at the second floor the front door opens to a welcoming central hallway with built-in storage. The generous reception/dining room has French doors opening to a Juliette balcony and provides ample space for both living and dining furniture, with glazed double doors opening to the kitchen, offering a sociable connection between the spaces, ideal for entertaining. The kitchen has a return door to the hallway and is fitted with a good range of modern wall and base units with integrated oven, hob and cooker hood with the washing machine, fridge freezer and slimline dishwasher also included in the sale. There is a good sized double bedroom with ample built-in wardrobe space and a modern bathroom with white suite and over bath shower. Benefits on offer include gas central heating and full double glazing.



Grounds, Gym, Parking and Factor

A particular benefit of this property are the superb facilities within the development including secure underground parking, a residents' gym/fitness suite and an onsite concierge service. The landscaped grounds and communal areas are managed and maintained by James Gibb Factors at an approximate cost of £165 per calendar month, paid quarterly. This includes buildings insurance, lift insurance and maintenance, car park maintenance and lighting, cleaning of the common areas, access to the gym and the concierge. Owners are also required to contribute £400 to the building float on purchase.



Extras

The aforementioned white goods, window blinds, light fittings and fitted floor coverings are to be included in the sale. Items of furniture are also available to be included if desired.



Viewing

Please contact Neilsons on 0131 625 2222



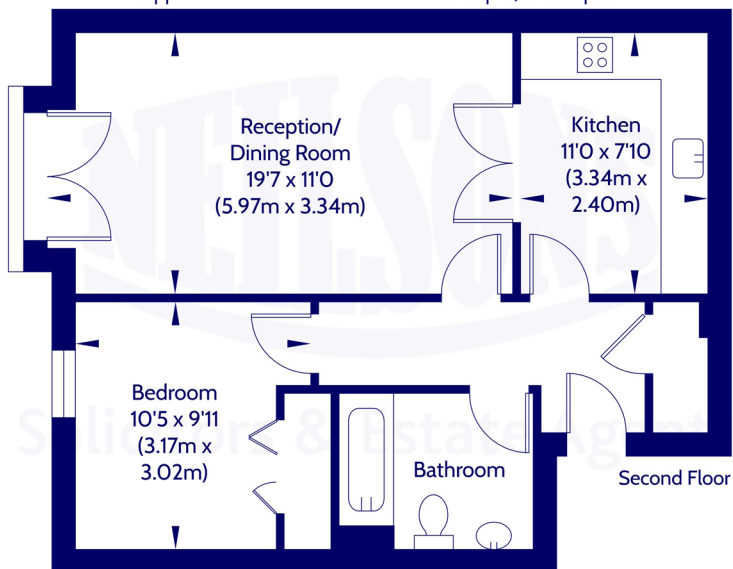


Location

The residential district of Pilrig is just over a mile north of the city centre and is within easy walking distance of the wealth of amenities the city centre has to offer, including the impressive St James Quarter, Waverley Station and an array of theatres, cinemas, galleries and museums. Day to day shopping is readily available locally, with an impressive selection of independent shops, cafes and delicatessens on nearby Broughton Street, with Tesco and Lidl supermarkets also close at hand. Regular local bus and tram services provide swift access in and around the city, to Edinburgh International Airport and to Leith's fashionable Shore district of restaurants and bars. Ample recreational facilities are available in the area including gyms and yoga studios along with a choice of parks and green spaces, walking and cycling routes.



Approx. Gross Internal Floor Area 50.9 Sq M / 548 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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