





Welcome

Welcome to Pilrig Heights, this spacious and well-proportioned fourth floor, two bedroom apartment offers modern living in a sought-after factored development in the popular Pilrig area of Edinburgh. The property boasts generous room sizes and an excellent layout, the property features a bright, dual aspect living area, a fully fitted dining kitchen, and two double bedrooms, master en-suite with ample storage. Residents benefit from a range of premium amenities, including a concierge service, a fully equipped gym, and secure underground parking. Ideally located for easy access to local transport links, shops and highly regarded schooling, this apartment is perfect for those seeking convenience, comfort, and style in a vibrant setting. Presented to the market in excellent order throughout, we recommend an early viewing.

- Welcoming hallway with excellent storage facilities.
- Dual aspect bright and spacious living room.
- Dining kitchen equipped with wall and base units along with integrated appliances and direct access to balcony, views out to Carlton Hill and Edinburgh Castle.
- Two double bedrooms, principle en-suite.
- Bathroom comprising WC, wash hand basin, bath with shower over.
- Gas central heating.
- Double glazing.
- Underground secure parking, metered parking available.
- Resident's gym and Concierge service.
- Communal garden areas.
- Lift to all levels.







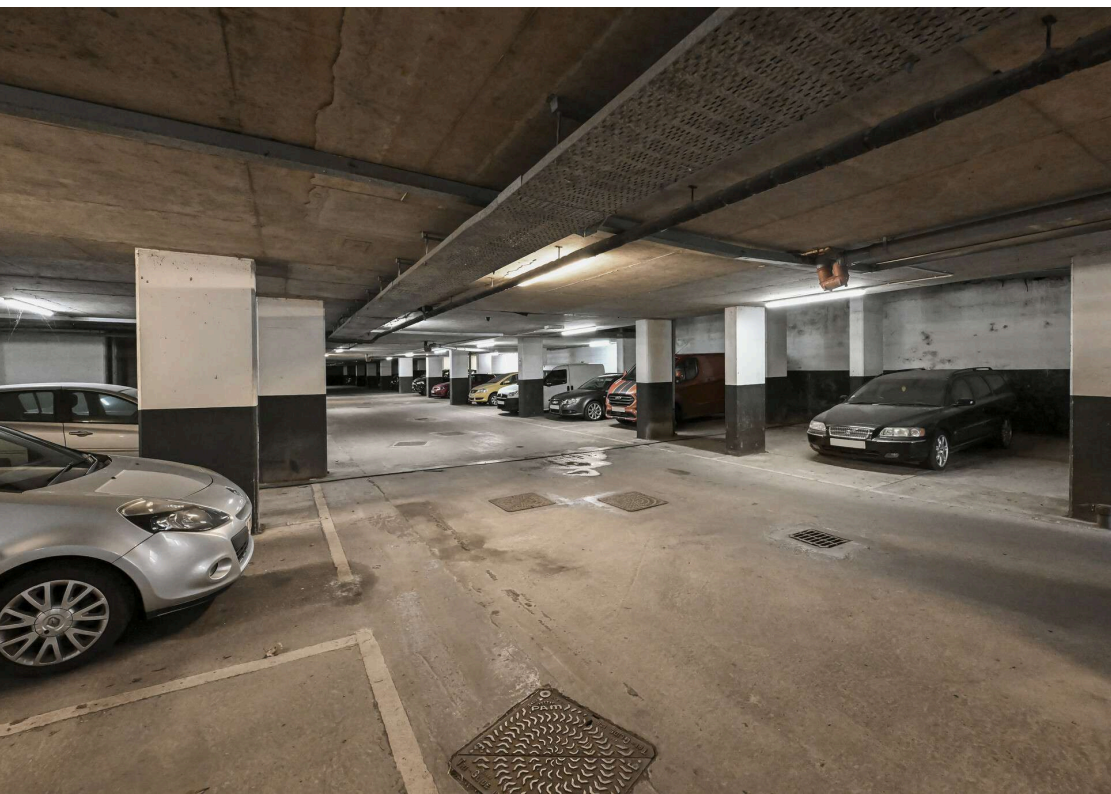
Leith

The property is situated within the popular district of Pilrig, close to the excellent and varied shops and amenities of Leith Walk including a wide range of independent shops, cafes and award-winning restaurants. The new St James Quarter to the east end of Edinburgh City Centre is within easy walking distance and excellent public transport links by bus or tram provide swift access to the city, surrounding areas and Edinburgh Airport. A wide choice of recreational facilities are available in the area including Pilrig Park, the Omni Centre with cinema & gym and the Playhouse Theatre. Well regarded educational facilities are available in the area from nursery to secondary level.

Extras

The integrated kitchen appliances, fitted blinds and living room curtains and sofas and bedroom wardrobe are included. Please note the dishwasher is not included in the sale. This development is factored by James Gibb with an approximate annual fee of £2,000 which includes a block buildings insurance. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.





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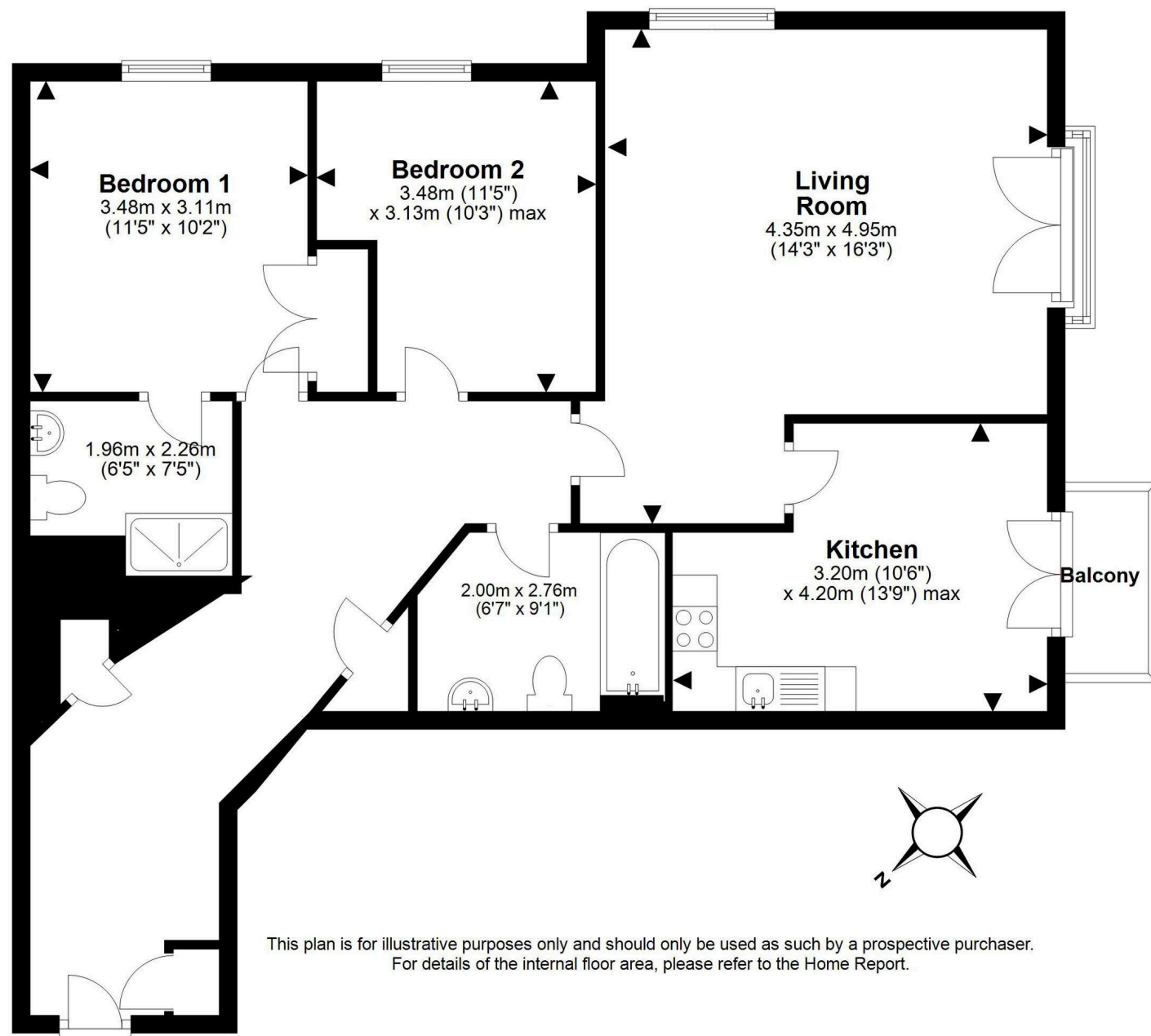
Bruntsfield Office:

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CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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 Combined 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 Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.



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.