



# Leith

67 Pilrig Street  
EH6 5BA



## Detached House

OFFERS OVER £790,000

### Lower Flat

- Entrance hall
- Sitting room
- Kitchen/dining room
- 4 bedrooms
- Bathroom
- Ensuite

### Upper flat

- Hallway
- Sitting room
- Kitchen
- 2 bedrooms
- Shower room
- Large storage space

- Private front and rear gardens
- Gas central heating
- Double glazing
- Detached double garage
- Large driveway
- EPC - C for No. 67
- EPC - D for No. 67a
- CT - E for No. 67
- CT - C for 67a



Viewing - by appointment call  
Beveridge & Kellas on 0131 554  
6321





Viewing is highly recommended of this spacious family home, which is currently configured as two separate flats, and uniquely located within Pilrig Park. The property is well situated to take advantage of excellent shopping facilities, public transport and recreational facilities. Schooling at both secondary and primary level is also available locally. The Shore area of Leith offers a choice of fine restaurants, bistros and bars along with the Ocean Terminal offering further shopping, multi screen cinema and 24-hour gym.

Accessed from Pilrig Street, through the shared entrance of Pilrig Park, you come to a large private driveway which leads to the property. The lower level of the property opens to an entrance hallway, with a built-in storage cupboard and fitted shelving. The front facing sitting room is well proportioned, and features wooden floors, a wood burning stove, gives access to the kitchen, and gives direct access to the front gardens. The dual aspect kitchen is accessed from the hallway, and features a range of base and wall units, integrated electric hob, double oven, and a dishwasher. Additional white goods include a freestanding fridge freezer, and a washing machine. The kitchen has ample room for dining furniture and gives access to the rear garden. The master bedroom is found to the very rear of the property and features exposed beams, a large built-in wardrobe, and an ensuite shower room off. The ensuite has tiled floors and partially tiled walls, a walk-in shower, WC, wash hand basin, and a sky light. There are three additional double bedrooms, all of which include built in wardrobes. Completing the accommodation is the modern family bathroom which has tiled floors, partially tiled walls, walk-in shower, separate bath, WC, and a wash hand basin.

Accessed via an external rear stair, the upstairs flat would benefit from modernisation but also offers excellent potential for expansion (subject to planning). The flat opens into a hallway giving access to much of the accommodation. The dual aspect sitting room features a handy Edinburgh press cupboard, a fireplace within a wooden surround, and gives access to the galley kitchen. The kitchen features base units, a sink, and number of freestanding white goods including a washing machine, tumble dryer, and a small fridge. Off the kitchen is an undeveloped room which would currently be best utilised for storage but offers potential for development (subject to planning). A double bedroom is found to the rear of the flat, which gives access to another bedroom to the front. Completing the accommodation is a shower room which comprises of WC, shower unit, and a wash hand basin. The property benefits from a large private driveway, and a detached double garage with electric roller doors.

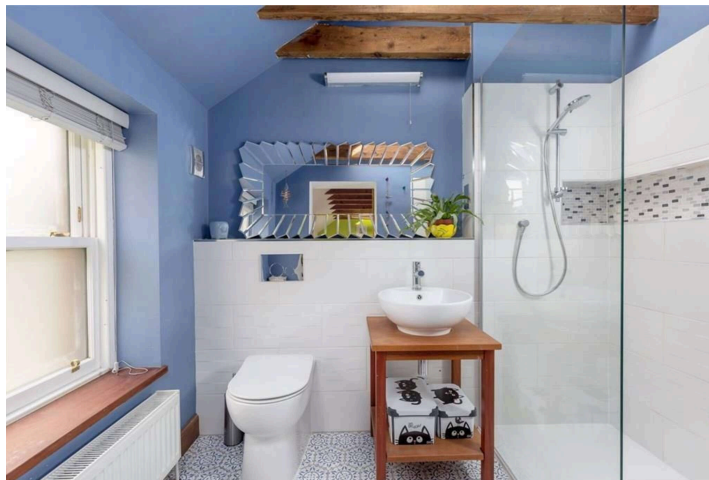
There is a large lawned garden to the front of the property which benefits from the sunny front aspect, and another lawned garden to the rear. Additional benefits include double glazed windows, gas central heating, a sunny front aspect and a truly unique setting.

## EXTRAS

To include the aforementioned white goods, curtains, blinds, floor coverings, light fittings, garden sheds, playhouse and greenhouse (no warranties to be given).

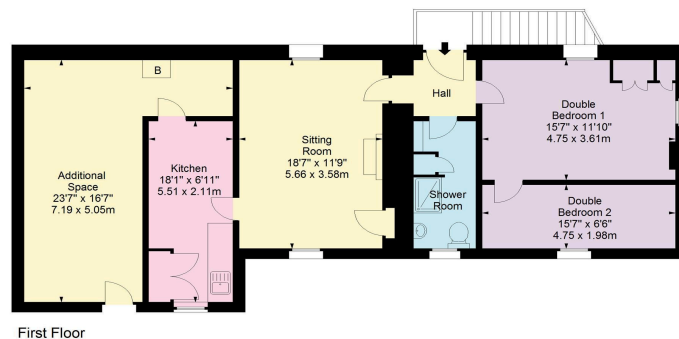
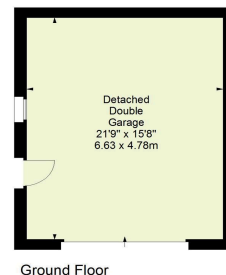
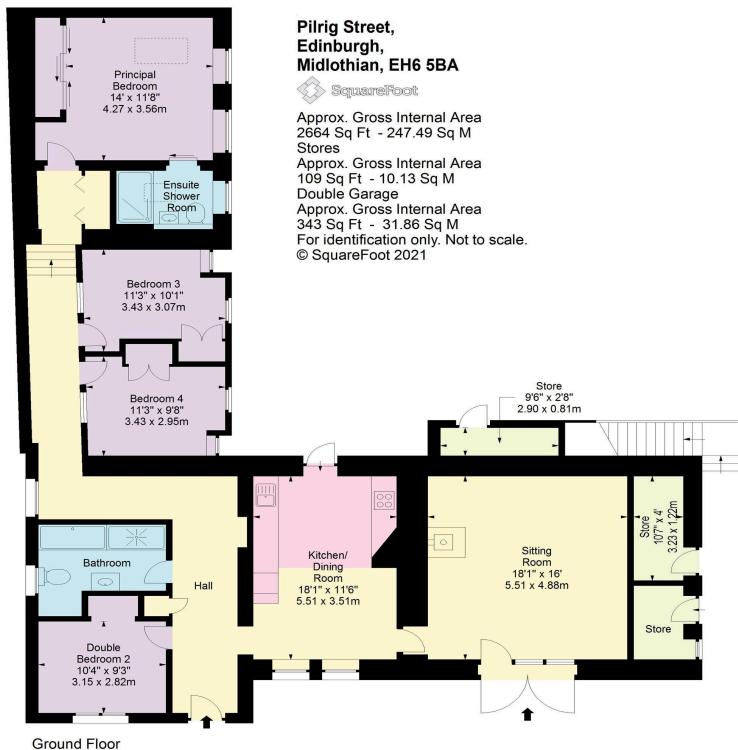
## OFFERS

Offers Over £790,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.









We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



**espc**