



24 Arthur Street

Pilrig, Edinburgh, EH6 5BZ



VMH ESTATE AGENTS





## Charming & unique 3 bedroom house with south-facing decked front garden, garage & driveway

- Spacious sitting room
- Lovely, bright sun room
- Dining room
- Kitchen/breakfast room
- 3 spacious double bedrooms
- 2 bathrooms & WC
- Utility room
- South-facing decked front garden
- Garage & driveway with electric gates
- Gas central heating & double glazing



**Offers Over: £555,000**

**EPC Rating: C**

**Council Tax: E**

**Tenure: Freehold**

Further information can be found in the home report.

**vmh.co.uk**



# About the Property

Located in a secluded position off Arthur Street, this delightful 3 bedroom house lies within walking distance of local amenities on Leith Walk and the City Centre. The property is reached by way of a secure gated driveway with garage and lovely south-facing decked garden located to the front of the property.

The superb interior is tastefully presented throughout and offers generously proportioned, versatile accommodation over two levels. A particular selling point is the sun room that leads out to the decked garden.

## Extras

All fitted floor coverings, blinds, light fittings, hob, double oven, extractor hood, fridge/freezer, washing machine and fridge in the utility room are included in the sale price.



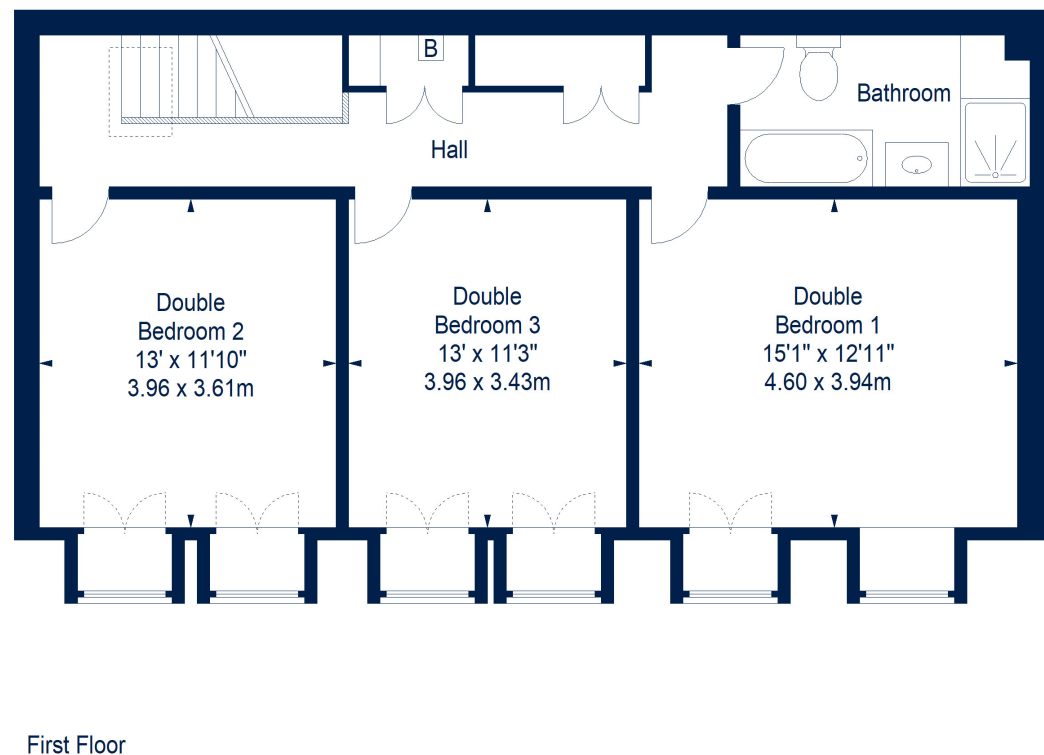
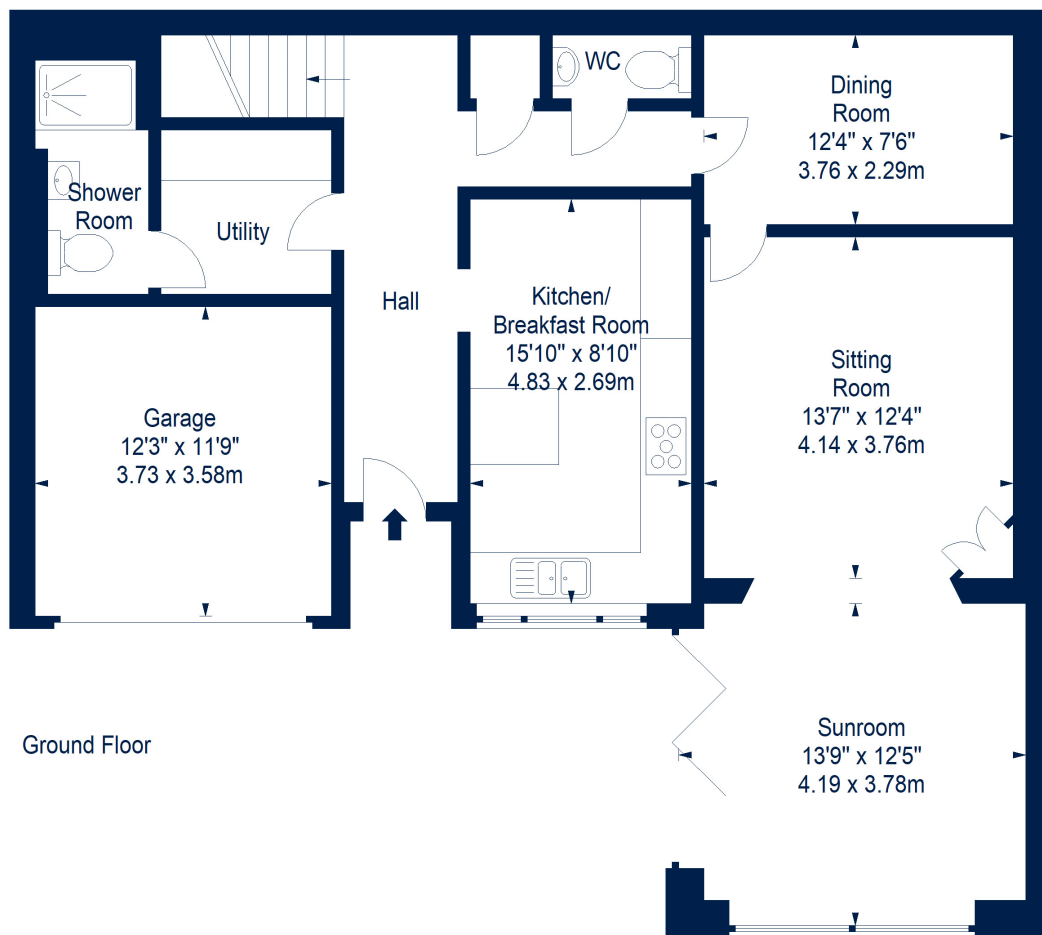




## Location

Pilrig is located a short distance to the northeast of Edinburgh's city centre. The area is well served by local convenience shops on Leith Walk and is within walking distance of the Playhouse Theatre, St James Quarter and the Omni Leisure Centre with its multi-screen cinema, health club, bars and restaurants. Nearby Ocean Terminal offers great shopping facilities, as well as first-rate restaurants and a multi-screen cinema. Pilrig Park provides space for recreational activities. The area has regular bus and tram services from nearby Leith Walk with the Balfour Street tram stop within very close walking distance. Waverley train station and St Andrew's Square bus station are easily accessible and there are good road links to the City Bypass and motorways.

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House - Approx. Gross Internal Area - 1681 Sq Ft - 156.16 Sq M  
Garage - Approx. Gross Internal Area - 144 Sq Ft - 13.38 Sq M

For identification only. Not to scale. © SquareFoot 2025





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