



6/22 Pilrig Heights  
Edinburgh, EH6 5BF

Hallway  
Lounge  
Fitted Kitchen  
2 Double Bedrooms  
2 Bathrooms  
Gas Central Heating & Double Glazing  
Resident's Parking  
Factored by James Gibb - Approx. £1700 per annum, depending on repairs.  
EPC: B  
Council Tax Band: E

A well-proportioned, bright and modern, two bedroom third floor flat forming part of a popular modern development close to the city centre which offers residents excellent amenities such as a Concierge service, gym facilities and secure residents parking. The apartment is ideally suited for those seeking modern city living as well as being an excellent investment opportunity as a buy to let. The flat has boasts lovely open views and benefits from having full gas central heating and double glazing which ensures a most comfortable living environment. The building has the added benefit of having a secure entry door system and a lift providing ease of access to each floor.

The accommodation comprises: welcoming entrance hallway with two generous storage cupboards, generously proportioned lounge with electric fireplace and large windows which flood the room with natural light, Fitted kitchen with base and wall-mounted units, providing ample storage and worktop space and appliances including fridge freezer, washing machine, dish washer, electric oven and cooker and cooker hood. Bright and spacious master bedroom with built-in double wardrobe, addition shelved storage cupboard, French doors opening up to a peaceful balcony with leafy views, and a contemporary en-suite shower room. Also in the property is a second double bedroom of good size with built-in double wardrobe, and a 3-piece bathroom suite including bath over shower.

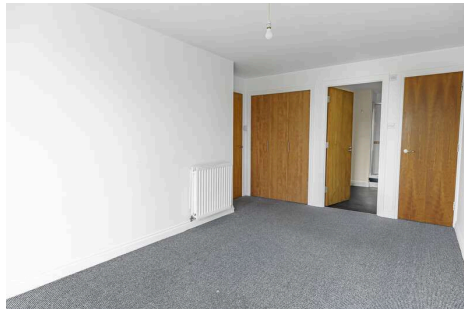
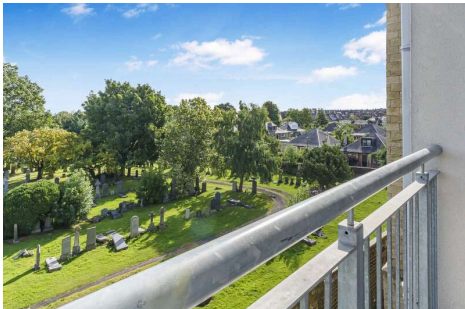
Externally, there is ample unallocated parking and well-maintained communal grounds.

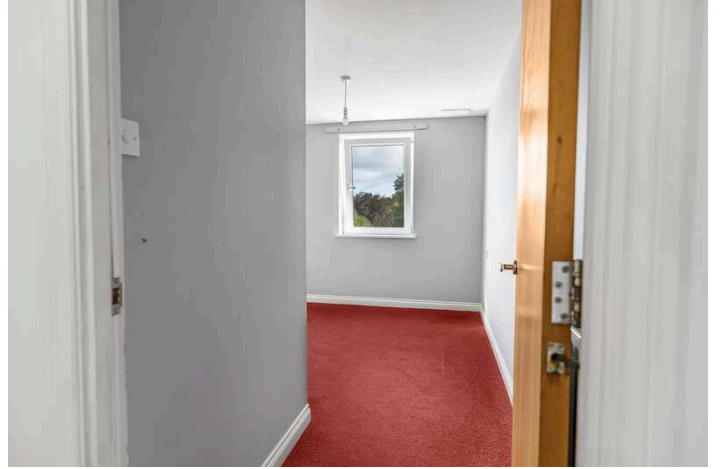
Pilrig Heights is situated in the popular residential location of Pilrig, north east of Princes Street and is served by a host of excellent amenities. It has all the benefits of city living and is within walking distance of Leith Walk which has a wide and eclectic range of specialised and international food shops, bistros and restaurants. Close-by there are Lidl and Tesco supermarkets where there is a Costa Coffee. The new St James' Quarter is nearby and has a prestigious selection of high street retailers, restaurants and John Lewis. The Omni Centre is located at the top of Leith Walk on Picardy Place and has a Nuffield Health Gym and a multi-screen Cinema. Pilrig Park and the Water of Leith walkway offer lovely walks and open green spaces. The local school catchment includes Broughton Primary School, St Mary's RC Primary, St Thomas of Aquin's and Drummond High School and the Gaelic Primary School, Bun-sgoil Taobh na Pairce is close by on Bonnington Road. There are also some of Edinburgh's highly regarded private schools in the area which include Edinburgh Academy, Fettes College and Stewart's Melville College. Edinburgh Waverley Railway Station provides an excellent rail service and local public transport is well served by an efficient Tram service which provides a link to Edinburgh Airport and a regular Bus services which runs to and from the city centre and to the surrounding areas.



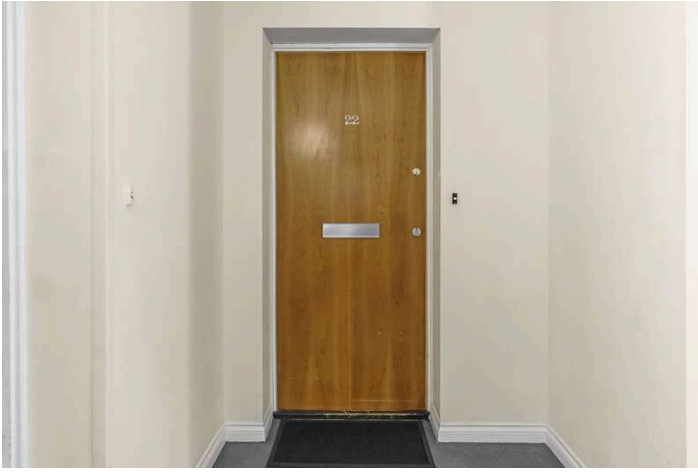








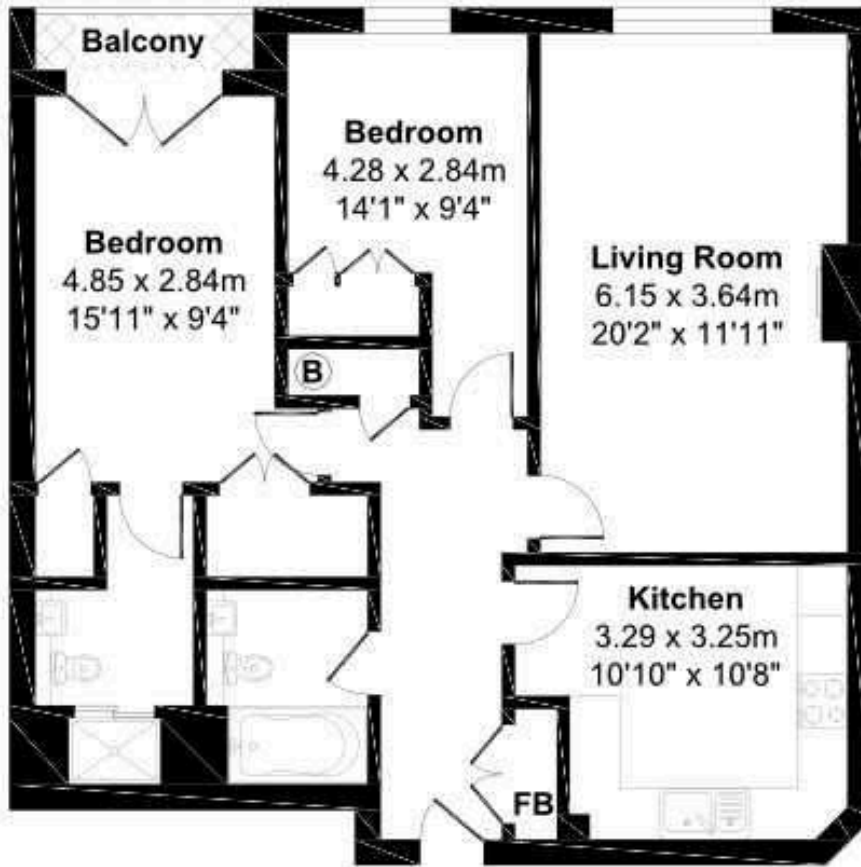




## 6/22 Pilgrim Heights, EH6 5BF

Approximate Gross Internal Area: 87.0 M<sup>2</sup> (936 FT<sup>2</sup>)

For Identification Only, Not To Scale, 2024.



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit [www.satsolicitors.co.uk](http://www.satsolicitors.co.uk)



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