



19 Pilrig House Close
Edinburgh, EH6 5RF

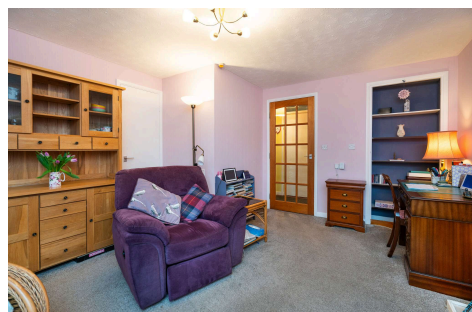
Entrance Vestibule
Living/Dining Room
Hallway
Fitted Kitchen
Double Bedroom
Bathroom
Electric Heating and Double Glazing
Communal Garden Grounds & Resident's Parking
Factored by Charles White: Approx. £76 per calendar month
EPC: D
Council Tax Band: B

A peacefully situated lower-villa in a beautiful retirement development, tucked behind Bonnington Road, close to Pilrig Park. This is a rarely available property and benefits from double glazing and a modern electric heating system, as well as lovely communal gardens to the front and rear and a communal drying area. The development is exclusively for over 60's and is currently managed by Charles White.

The accommodation comprises; welcoming entrance vestibule, large living/dining room with a generous storage cupboard, Edinburgh press cupboard and feature fireplace. Hallway with shelved storage and pantry cupboard with space for fridge freezer. Fitted kitchen with base and wall-mounted units and appliances including electric fan oven, induction hob, dish washer and washing machine. The kitchen also provides direct access to the shared garden grounds. Sizeable double bedroom with built-in wardrobe, quietly positioned to the rear. Finishing the interior is a shower suite fitted with handrails, with a WC and wash basin. The property is to be sold as seen.

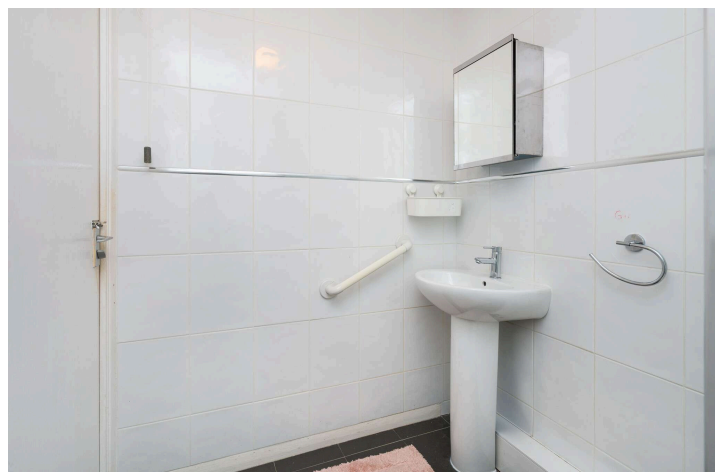
Externally, the property is surrounded by well-maintained residents' garden grounds, and further benefits from ample residents parking.

Pilrig is a highly sought after area with its own large public park, located close to vibrant and cosmopolitan Leith, where you can find an eclectic mix of restaurants, traditional pubs, trendy cafés, delis, and coffee bars, together with a superb choice of independent shops and supermarket facilities. Just a little further away is the fashionable Shore area, home to Ocean Terminal with its shops, cinema and eateries. Heading up to the east end of the City, only a short journey away, you can access a wider range of amenities and entertainment establishments at St James Quarter and the Omni Centre. Regular bus services run from nearby Pilrig Street and Leith Walk has a wider range of travel options, including the tram network linking Newhaven to Edinburgh Airport.

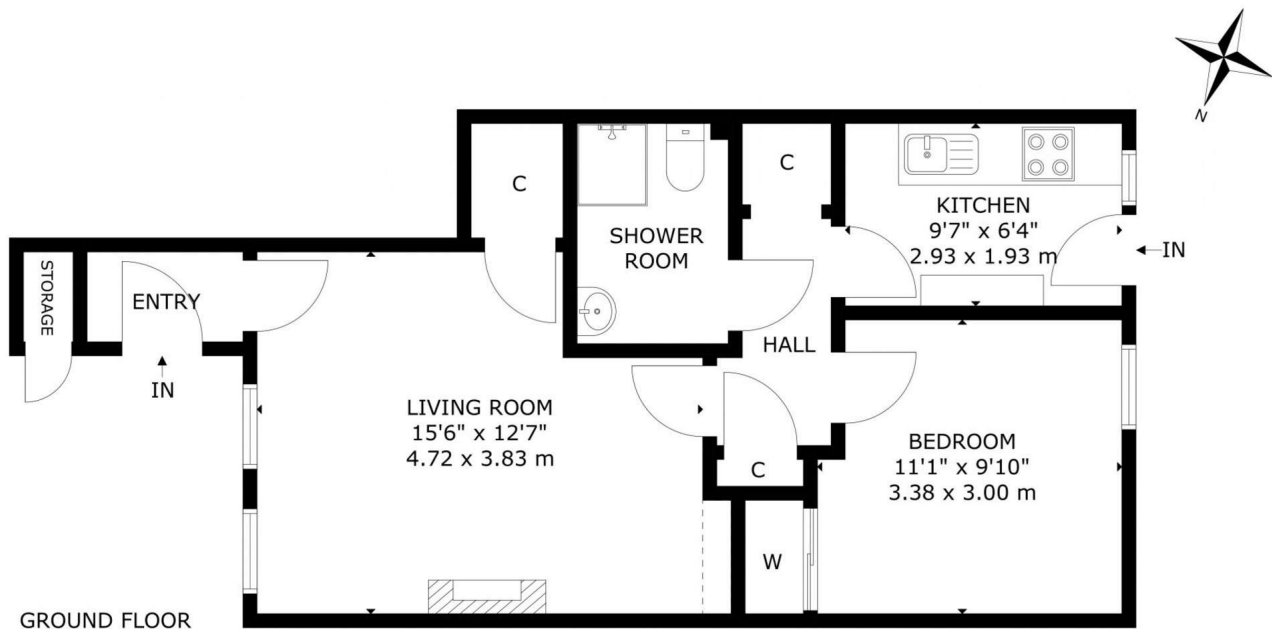












19 PILRIG HOUSE CLOSE, EH6 5RF
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 504 SQ FT / 47 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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