



2 Pilrig Street
Edinburgh, EH6 5AQ

Main Door
Entrance Vestibule & Hallway
2 Reception Rooms
Fitted Kitchen
3 Double Bedrooms
2 Bathrooms
Gas Central Heating & Double Glazing Throughout
Communal Gardens
EPC: C
Council Tax Band: E

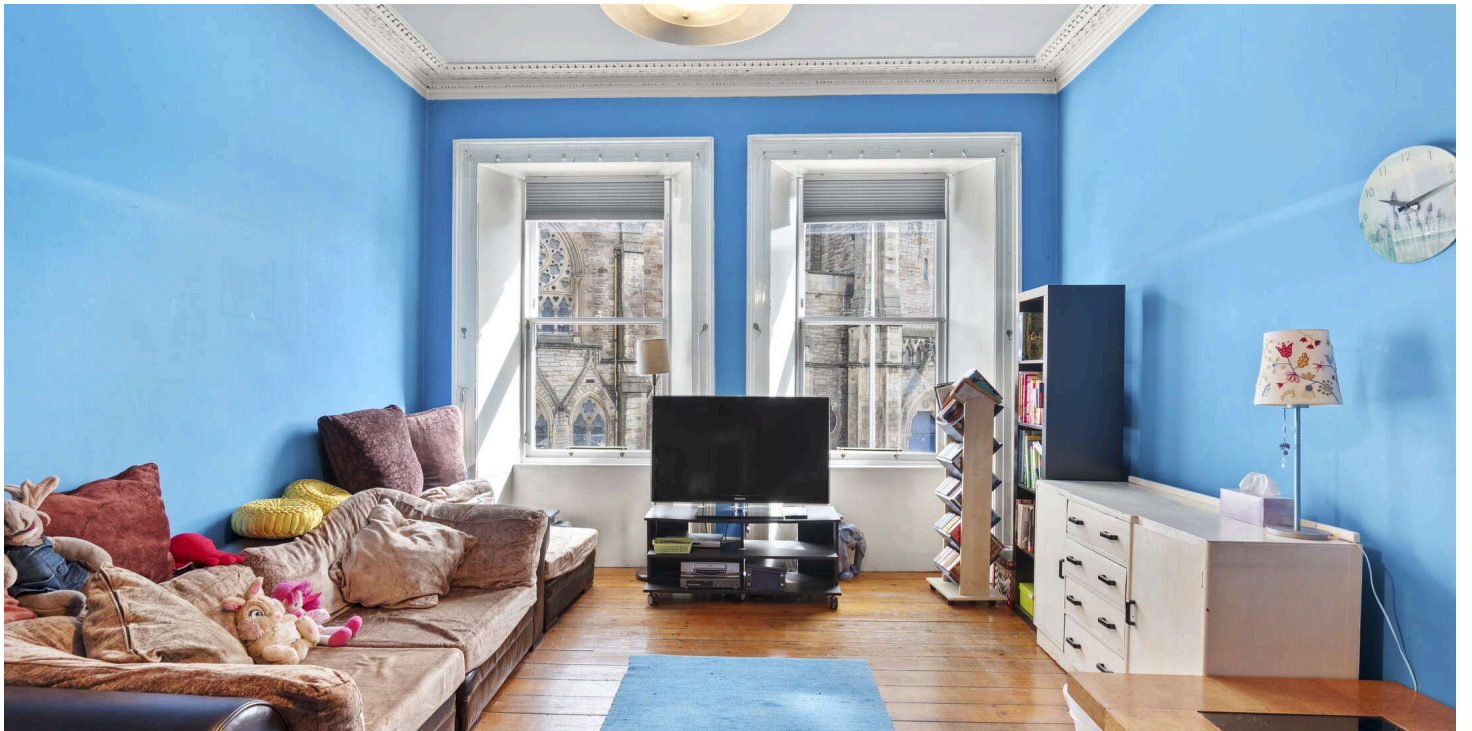
This impressive three-bedroom Georgian apartment is ideally positioned in the highly sought-after area just off Leith Walk. The traditional accommodation, which offers great flexibility and space, boasts its own main door, ample storage and exceptional living areas. Set in a vibrant location with fashionable restaurants, high-quality boutiques, scenic green spaces, and excellent commuting facilities on its doorstep, the property has been a much loved family home for over 30 years and now offers new owners the potential to create the home of their dreams. Professionals, first-time buyers, or investors are sure to love the location close to not only vibrant Leith Walk but also the cosmopolitan Shore, and with the City Centre within easy reach, it offers the best in city living.

In brief, the property comprises; welcoming entrance vestibule and spacious hallway with two shelved storage cupboard and generous walk-in cloakroom cupboard, well-proportioned living room with dual windows which flood the room with natural light, second reception room, which is currently being used as a spacious dining room with a deep storage cupboard, contemporary fitted kitchen with pantry cupboard, and base and wall-mounted units offering brilliant storage and worktop space and various appliances, three double bedrooms with traditional wood flooring and large built-in cupboards - one of which would also make an excellent, quiet home office, family bathroom with bathtub, WC, wash basin, convenient built-in storage, and space for a washing machine, and separate shower room with digital shower, WC and wash basin. There is also a floored loft stretching the whole length of the property which is accessed via the hallway. Gas central heating and double glazing throughout ensures a comfortable living environment all year round.

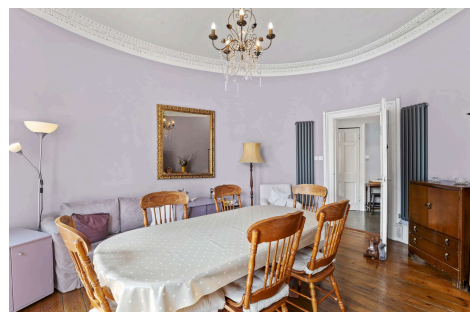
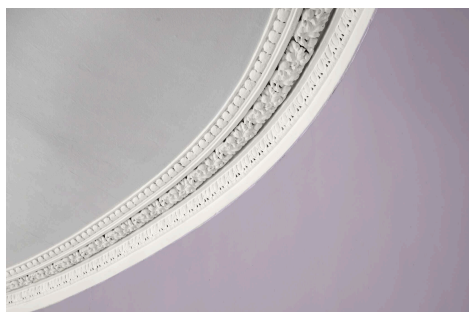
Furniture can be included in the sale upon negotiation.

Externally, the property boasts well-maintained shared gardens which are accessed via a locked gate and enjoy plenty of sun. There is also a private cellar for additional storage.

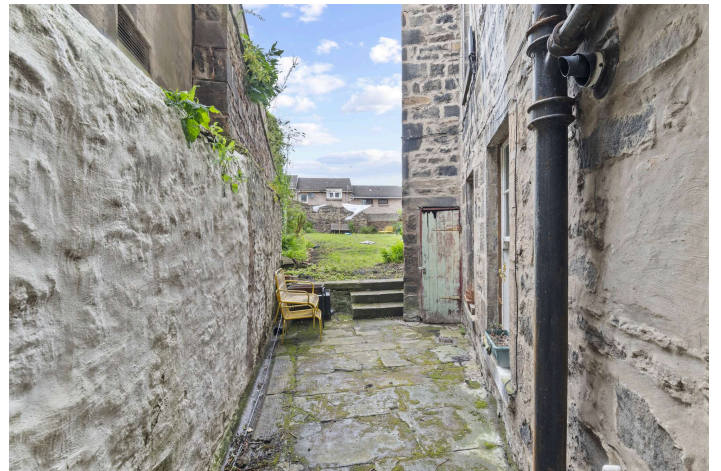
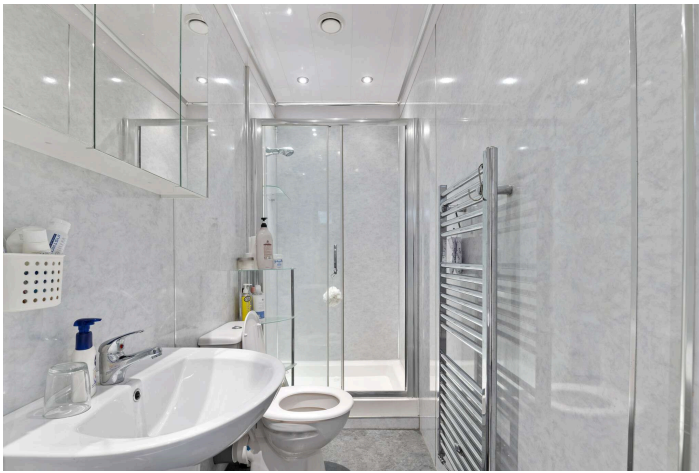
The Leith Walk district of Edinburgh and is situated less than one mile from the City Centre, within proximity to Waverly train station and all of Edinburgh's superb shopping facilities, cinemas, theatres, concert halls and restaurants. There are a fantastic range of specialist shops, cafes, restaurants and bars on Leith Walk itself. Further amenities can be found in the cosmopolitan Shore district which offers an excellent choice of popular bars and world-renowned restaurants. There are a variety of great outdoor spaces nearby including the wonderful Leith Links, the Water of Leith Walkway, Holyrood Park and Arthur's Seat. There is a regular bus service to the City Centre and surrounding areas and the tram stop is seconds away, which can take you down to Newhaven or west, through the city to Edinburgh International Airport. The City-Bypass is also easily accessible with links to central Scotland's main motorway network.

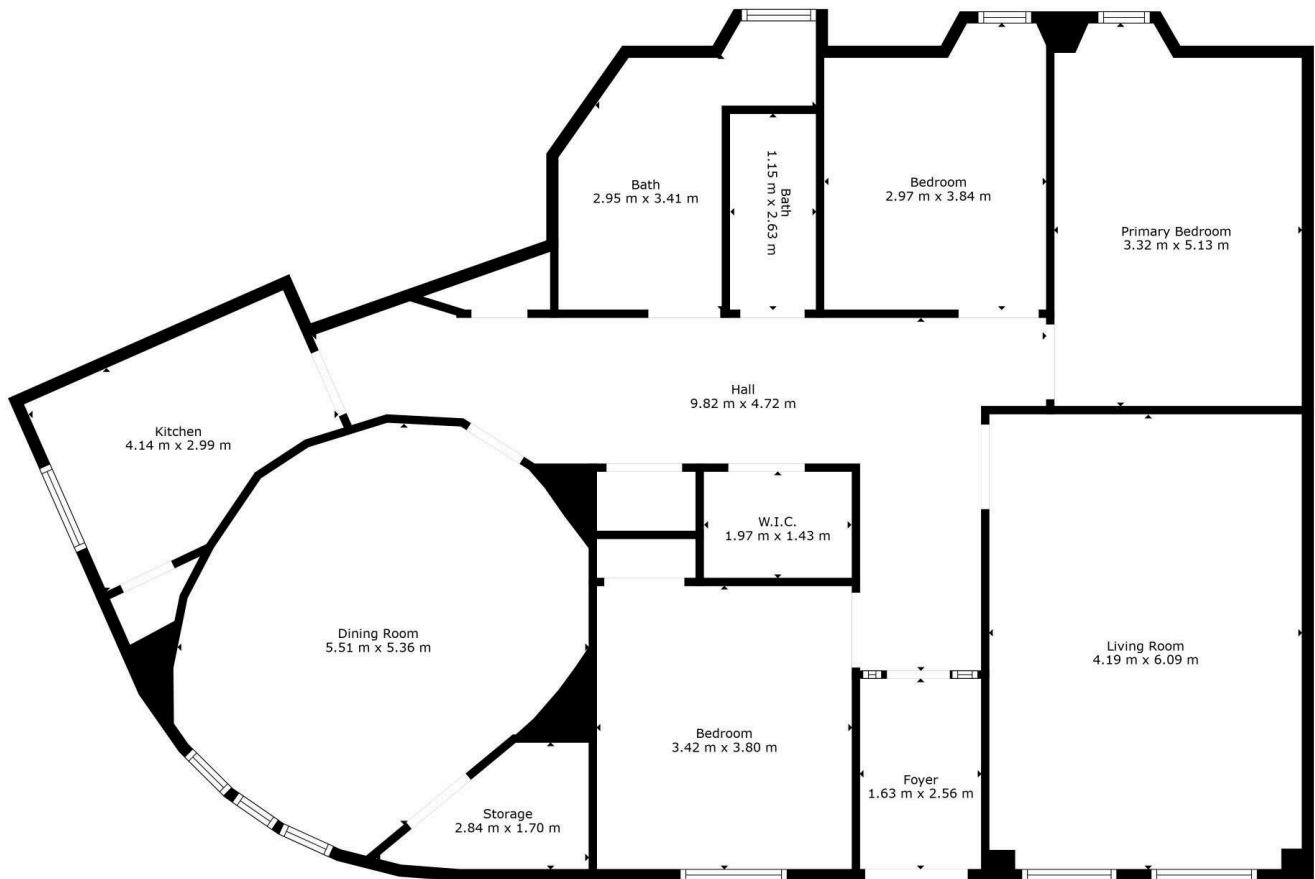












TOTAL: 148 m²
 FLOOR 1: 148 m²
 EXCLUDED AREAS: STORAGE: 3 m²
 WALLS: 9 m²

Measurements Deemed Highly Reliable But Not Guaranteed.



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



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