



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**39/15 Pilrig Heights**  
Edinburgh EH6 5FD

# 39/15 Pilrig Heights

Forming part of an exclusive cul-de-sac development, with secure underground car park, a private gym, and a concierge service, this well presented two bedroom second floor apartment is situated in popular Pilrig. This prime address lies within strolling distance of the leafy Pilrig park.

Accessed via a secure shared stairwell, the apartment opens into an airy hallway incorporating excellent built-in storage cupboards and space for furniture items. At the end of the hall is a spacious living and dining room, offering plenty of room for comfortable lounge furniture and the dining area can easily accommodate a large dining table. Next door, a modern kitchen is fitted in a 'galley' style and hosts a selection of appliances, including integrated fridge/freezer.



## Property Summary

- Tranquil setting with-in secluded cul-de-sac development
- Concierge service & gym
- Entrance hall with excellent built-in storage
- Living & dining room
- Modern kitchen
- Master bedroom with built-in wardrobes & en-suite shower room
- Further double bedroom
- Bathroom with shower-over-bath
- Gas central heating & double glazing
- Secure residents parking & bike store
- EPC Rating - B | Council Tax Band - E







Two-bedroom  
apartment  
with-in exclusive  
development with  
gym & concierge





This appealing apartment accommodates two double bedrooms; both tastefully-presented with tasteful décor and fitted carpeting. The master bedroom has built-in mirrored wardrobes and the added luxury of its own en-suite shower room comprising a double shower enclosure and a WC-suite set into fitted vanity storage. Finally, an immaculate bathroom, finished with white tiling and a slate effect floor, has a shower fitted over bath and a WC-suite with-in vanity storage.

Extras: all fitted floor coverings, blinds, light fittings and all kitchen appliances will be included in the sale.

Let us help you find your next  
**dream property!**



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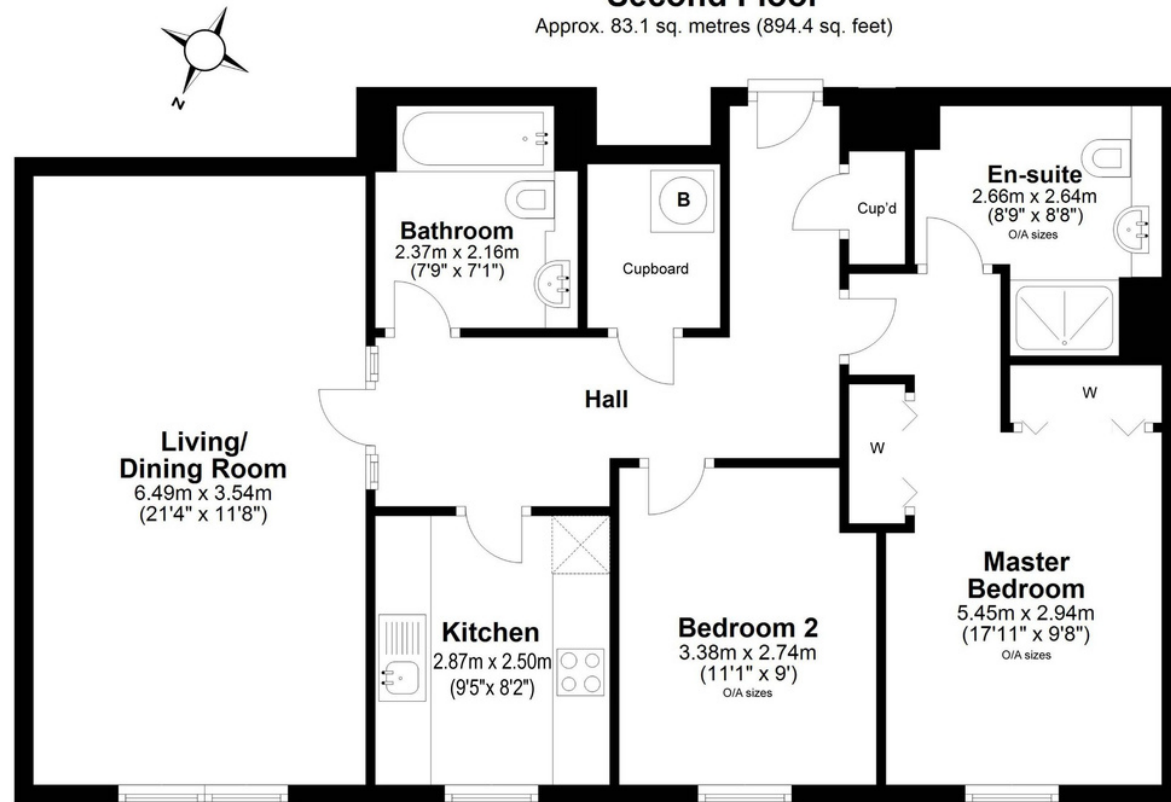
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**DISCLAIMER**

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

## Second Floor

Approx. 83.1 sq. metres (894.4 sq. feet)



## Location



The property is located within the Pilrig district of the city with handy facilities available only a short distance away on Leith Walk. These include a variety of shops, local supermarkets, banks, restaurants and public houses. The local schools in catchment are Broughton Primary, St Mary's RC Primary, Drummond High, St Thomas Aquins and the Taobh na Pairec Gaelic school. There are many parks within the area and Pilrig Park is only a short walk away. The city centre is approximately a mile away with regular public transportation available and other areas of the city are easily accessed including newhaven and the vibrant Shore area with its popular bars, bistros, restaurants and the flagship Ocean Terminal Shopping and Cinema Complex.