



39/25 Pilrig Heights,
PILRIG | EDINBURGH | EH6 5FD


warner's
solicitors & estate agents



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Set in a quiet, modern development in the popular Pilrig area of Edinburgh is this immaculately presented fourth floor apartment. Surrounded by excellent amenities, quick transport links and vast open green spaces this property also boasts, pleasant views, a concierge service, a communal gym, lift access, residents parking, gas central heating, double glazing and landscaped communal gardens.

The accommodation comprises a welcoming entrance hallway with two ample sized storage cupboards, a contemporary kitchen with attractive units, a bright twin windowed living room with generous dining space, a well-proportioned bedroom with built in wardrobes and completing the accommodation is the stylish bathroom with shower over the bath.

- Modern 4th floor apartment
- Concierge, communal gym and lift access
- Resident's parking and secure underground car park
- Welcoming hallway
- Bright lounge with dining space
- Contemporary kitchen
- Large double bedroom
- Stylish bathroom
- Gas central heating
- Double glazing

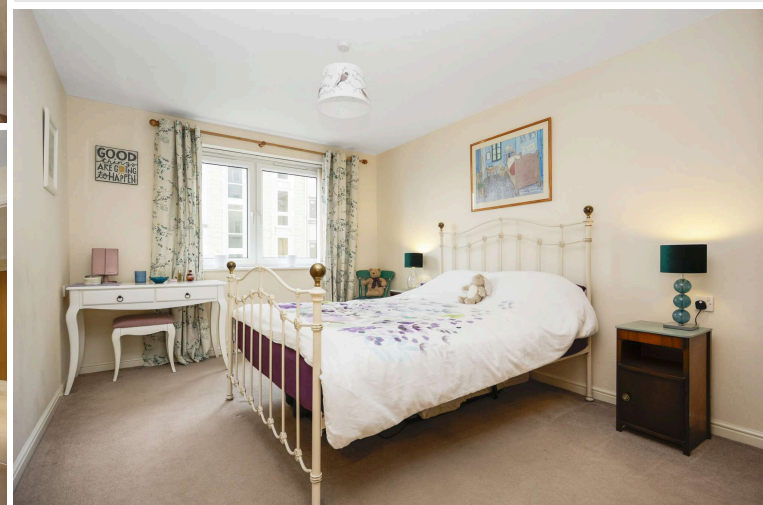
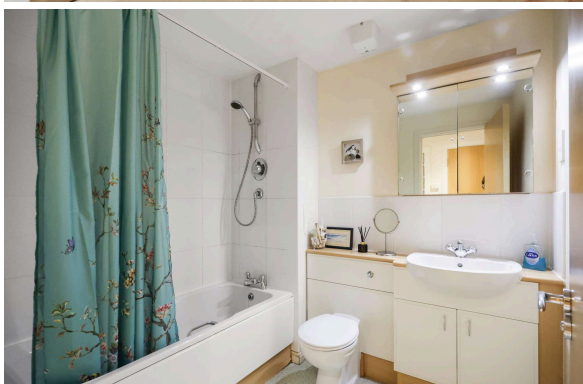
Curtains, blinds, lamp shades, shelving units, settee, chairs, bed, bedside units, lamps, dressing table and chair all included in sale.
Epc Rating B. Council Tax Band D.

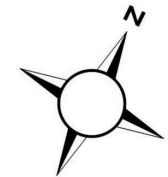
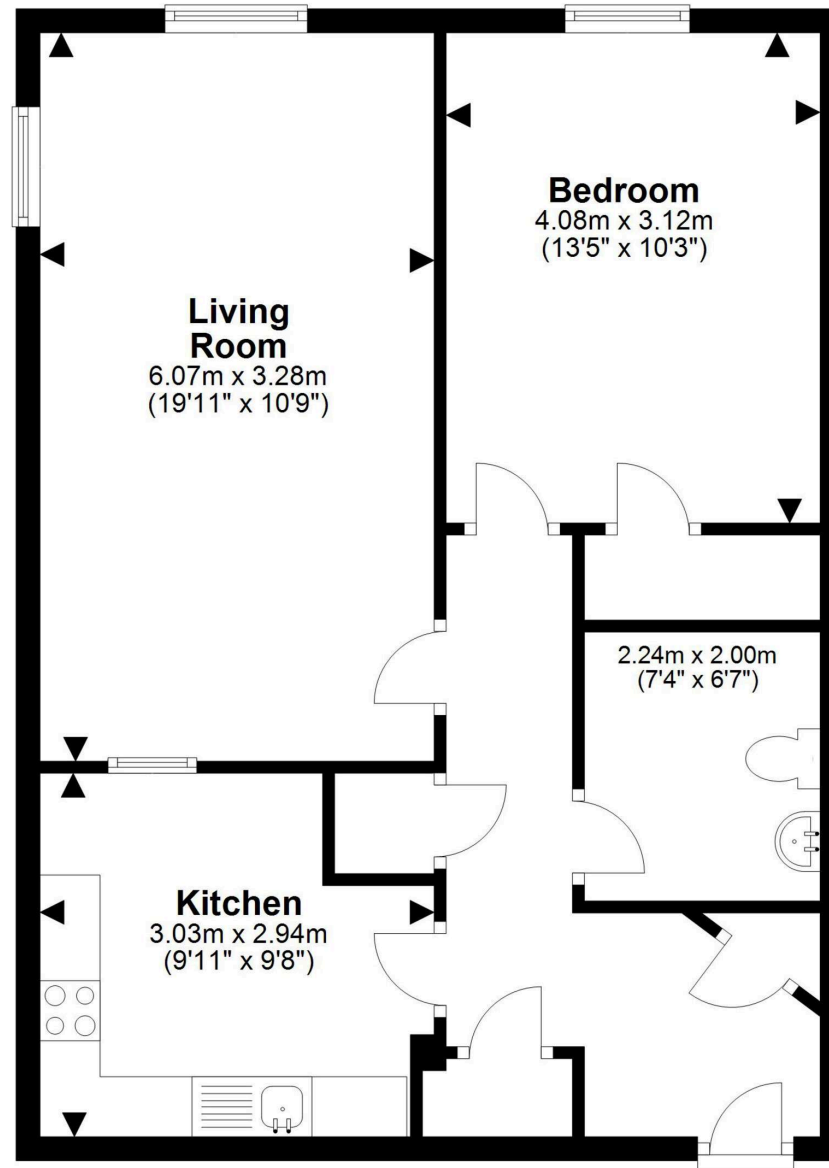
James Gibb factoring charges approx £160 per month including buildings insurance, maintenance/upkeep, gym access and underground car park access costs may vary depending on maintenance costs etc.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Pilrig is a well established area of Edinburgh which lies to the east of the city centre. Amenities in the vicinity are excellent, with Leith Walk itself just a brief stroll away. The East End of Princes Street and the city centre can be easily reached on foot, by car or public transport. Nearby attractions include the impressive Omni Centre and Vue Cinema at Greenside Place. There are bars, bistros and restaurants too numerous to mention in close proximity, with further amenities available at the fashionable Shore area of Leith. The exciting new St James Quarter boasts a variety of shops, plus hotels and leisure facilities. Pilrig Park and Leith Links are both easily accessible. An efficient public transport network operates to other parts of the city and surrounding areas, and the new tram extension, just a five minute walk away. Whilst the compactness of the city ensures easy access to the city bypass and main motorway networks





For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.