



6/31 Pilrig Heights
PILRIG | EH6 5BF


warner's
solicitors & estate agents



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An exciting opportunity has arisen to acquire this well-proportioned two-bedroom apartment forming part of a contemporary development in the popular Pilrig district of Edinburgh.

The living/dining room in the property is of an excellent size, providing an excellent space for entertaining friends and family, while the kitchen is similarly well-sized and boasts plenty of integral cupboard storage. The principal bedroom benefits from both an ensuite an built-in wardrobe storage and the second bedroom, also a well-sized double, similarly benefits from integral wardrobe storage. A family bathroom completes the internal accommodation.

Surrounded by excellent amenities, quick transport links and vast open green spaces this property also boasts a communal gym, lift access, gas central heating, double glazing and landscaped communal gardens.

- Two bedroom apartment
- Popular location
- Excellent local amenities
- Easy access to public transport links
- Living/dining room
- Kitchen
- Principal bedroom with ensuite
- Second double bedroom
- Bathroom
- Gas central heating
- Double glazing

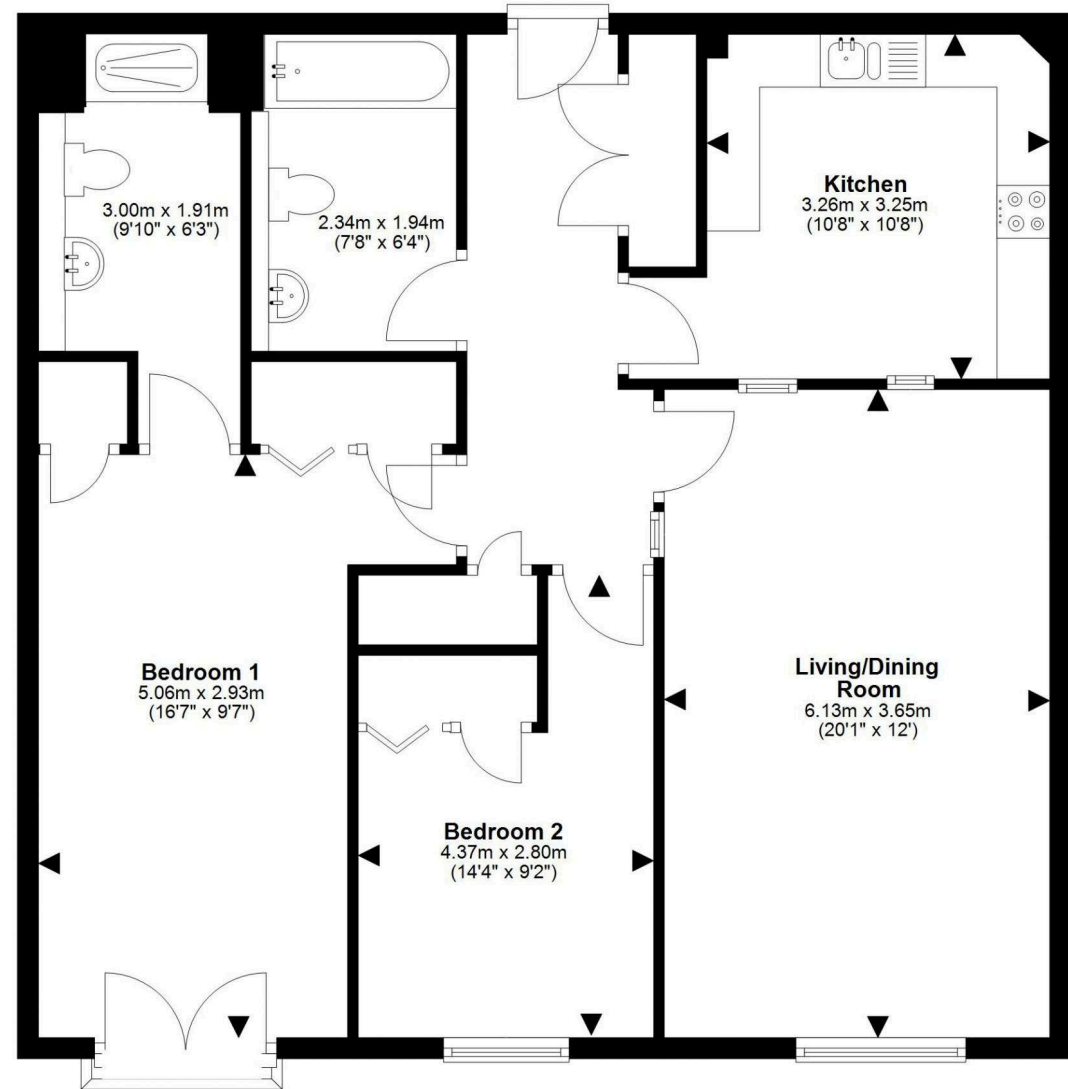
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Property sold as seen. EPC: B CT: E Factoring: £1700 p/y to James Gibb

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. Schooling at all levels is well catered for and within easy reach.





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.

