



41/24 Pilrig Heights
PILRIG | EDINBURGH | EH6 5FG


warner's
solicitors & estate agents



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Warners are delighted to offer this bright and attractive third-floor apartment, presented in impeccable, move-in ready condition. Situated in a prime location within this prestigious and contemporary development, this home combines modern living with stunning city views. Residents benefit from exclusive access to a well-equipped communal gym, conveniently located on the ground floor of the building next door. Entry to the flat is via a secure entry phone system leading from a well-maintained communal stairwell, with both lift and stair access to all floors. The development boasts beautifully landscaped, mature communal gardens, offering a serene outdoor environment. Additionally, this property includes the advantage of underground parking spaces. The accommodation comprises a welcoming entrance hallway featuring ample built-in storage cupboards and secure entry, a spacious living room with two Juliet balconies giving a double aspect and flooding the property with natural light. The spacious, fully fitted kitchen comes complete with integrated appliances currently comprises a gas hob, oven and fan, dishwasher, and free-standing fridge-freezer and washing machine. There are two well-proportioned bedrooms, the master with an en-suite shower room and built in storage. Completing the accommodation is the bathroom with double waterfall shower over the bath.

- Two Bedroom Third floor apartment
- Close to excellent amenities and the city centre
- Fully fitted Kitchen
- Spacious living room with double aspect and two Juliet balconies
- Two well-proportioned bedrooms, one with en-suite
- Bathroom with shower over the bath
- Gas central heating and double glazing
- On site Gym and underground parking

Council Tax band E. Energy Rating B.

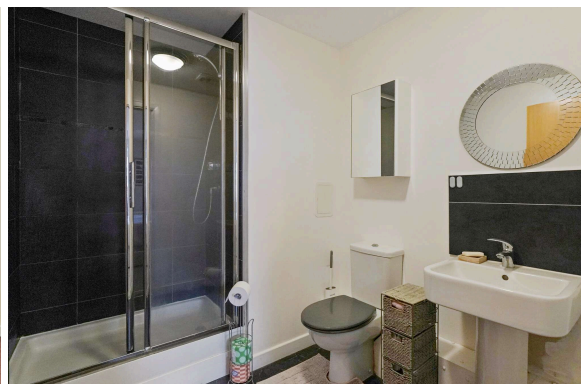
Included in the sale will be all blinds and curtains, fridge-freezer, and integrated appliances.

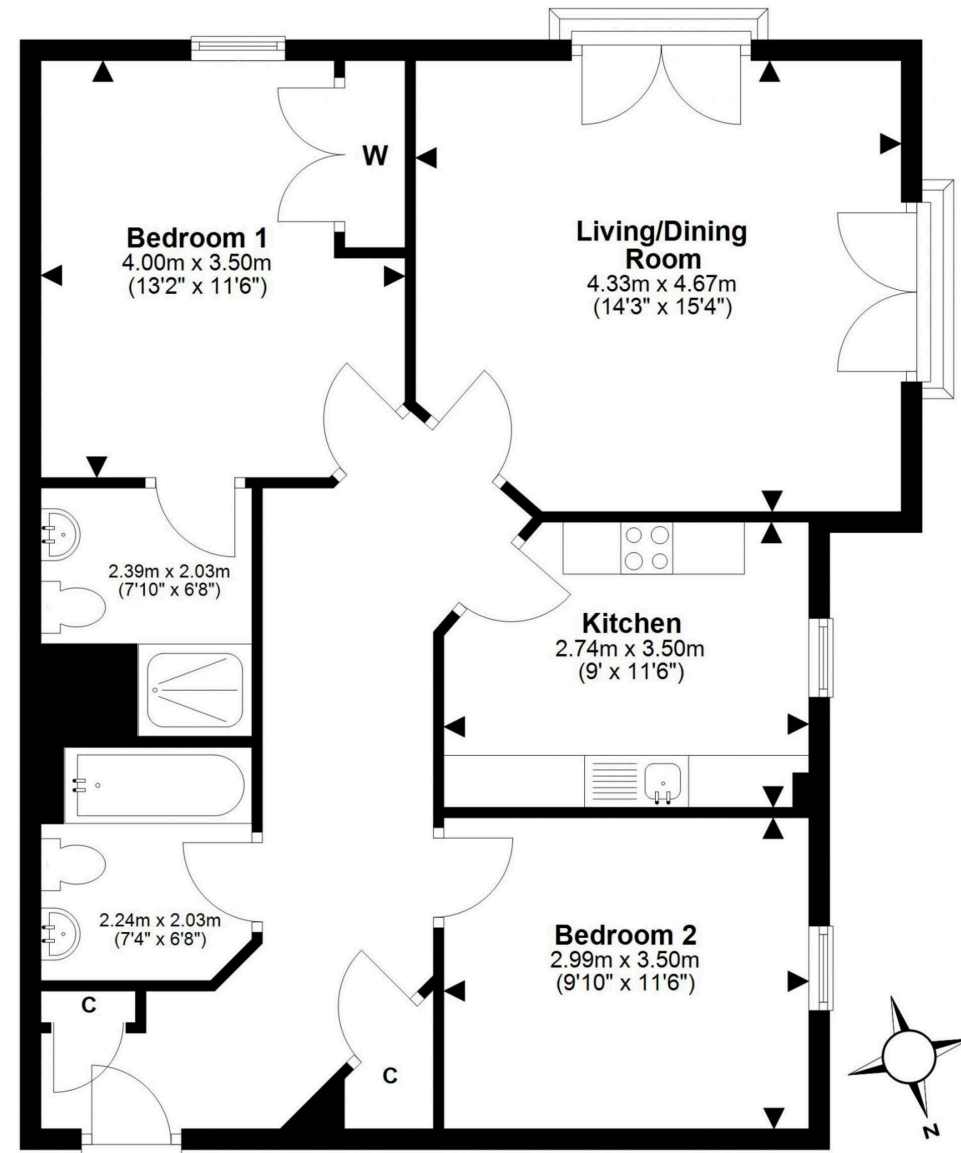
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



There is a factor fee of approximately £140 per month.

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 cafes, 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.





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