

Peebles
Call 01721 723999

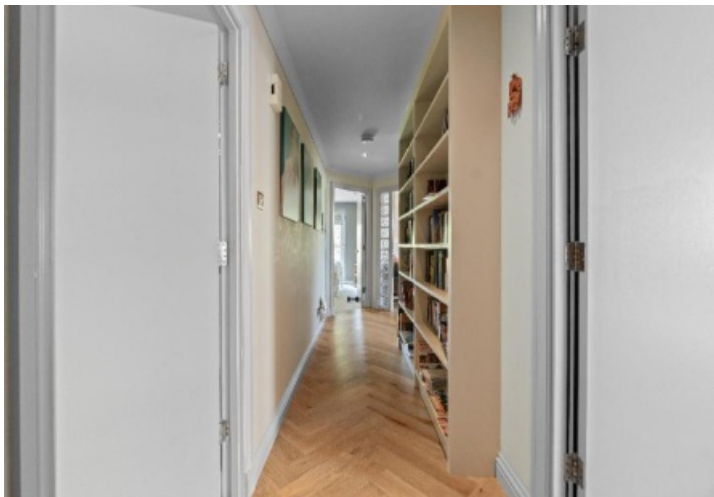
Offers Over £250,000

CULLEN KILSHAW
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10/10 Pilrig Heights, Edinburgh, EH6 5BB



Situated within the popular Pilrig Heights development, this impressive first-floor flat offers spacious, modern accommodation extending to approximately 72m². Served by a lift, the property is presented in true turnkey condition and will appeal to a wide range of buyers.

The accommodation comprises two generous double bedrooms, including a well-proportioned principal bedroom with an en-suite shower room and access to a private balcony. Both the principal bedroom and the bright open-plan living space benefit from dual-aspect windows with Juliet balconies, allowing excellent natural light throughout.

At the heart of the home is a superb open-plan kitchen, dining and living room, creating an ideal space for both everyday living and entertaining. The welcoming hallway and open-plan living area are finished with attractive parquet flooring, adding warmth and character to the contemporary interior.

Built around 2004, the development is set within well-maintained communal garden grounds and also benefits from a residents' car park.

Pilrig Heights enjoys an excellent location, just a short distance from Edinburgh's city centre. Residents can take advantage of the superb selection of nearby shops, cafés, restaurants and excellent transport links, making this an ideal home for those seeking convenient city living with a peaceful residential setting.

Accommodation

FIRST FLOOR

- * Hallway
- * Dual aspect open plan living / dining/ kitchen with integrated appliances
- * Master bedroom with balcony, fitted wardrobes and en-suite shower room
- * Spacious double bedroom with fitted wardrobes
- * Family bathroom with over-bath shower

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Secure entry system
- * Residents parking
- * Lift servicing all floors
- * Factored by James Gibb
- * Residents gym

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Approximate Gross Internal Area =72.10 sq m / 776 sq ft

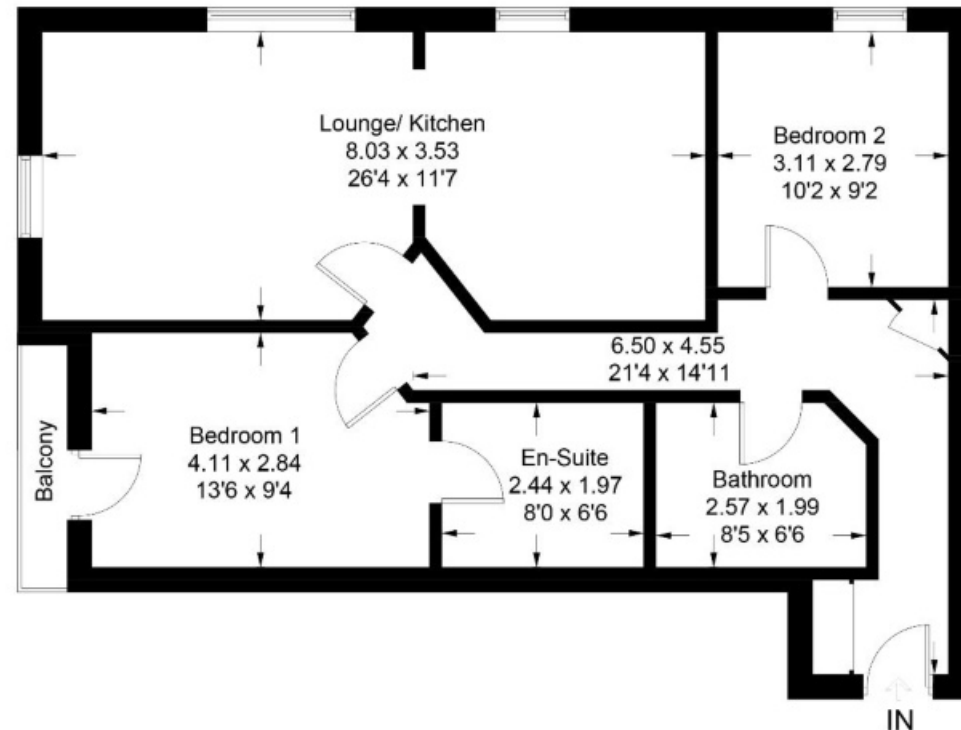


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1299084)

Situation

Pilrig Heights is a modern residential development ideally positioned between Edinburgh city centre and the vibrant Shore area of Leith, offering a peaceful yet highly convenient setting. The area benefits from an excellent range of local amenities, with shops, cafés, bars and restaurants available along nearby Leith Walk, as well as larger retail options at Ocean Terminal. Well-regarded schooling is available at primary and secondary levels within the surrounding districts, alongside further education facilities in the city centre. The location is well served by regular bus services and nearby tram links, providing quick and easy access across the city, including Edinburgh Airport, while the city centre can also be reached on foot or by cycle.

Fixtures and Fittings

All fitted floor coverings, blinds and integrated appliances are included. No warranty will be provided in respect of the white goods

Services

Mains gas, electricity, water and drainage.

EPC

Band B

Council Tax

Band E

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?
Peebles
Call 01721 723999

5 Northgate,
Peebles, EH45 8RX
Phone: 01721 723999
Fax: 01721 723888
Email: peebles@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.