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40 Pilrig House Close,

Edinburgh, EH6 5RF



Description

This peacefully situated upper villa is located within a beautiful retirement development, tucked behind Bonnington Road, close to Pilrig Park. The property is presented to the market in good order, and the accommodation briefly comprises entrance hall, living/dining room, inner hallway, fitted kitchen, double bedroom with fitted storage and shower room. The property further benefits double glazing, access to a well-maintained communal courtyard and residents parking is available.

Location

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.

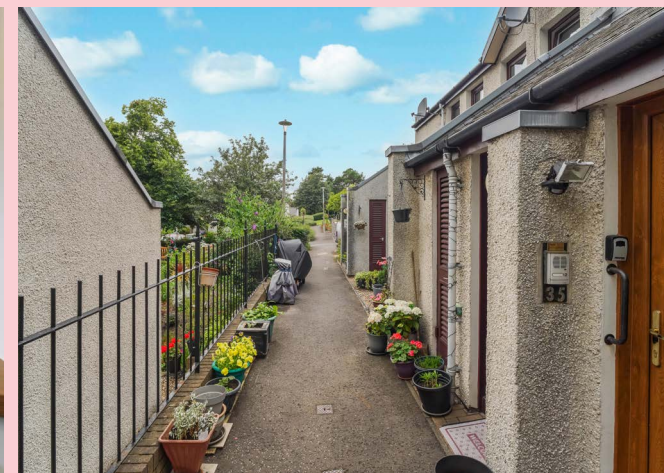
Please note this is a retirement development suitable for age 60 plus. The development is managed by Charles White and a payment of approx. £490 is payable per annum which covers block buildings insurance and general maintenance of the development including gardening.

Extras

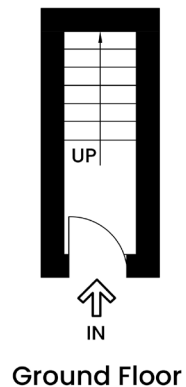
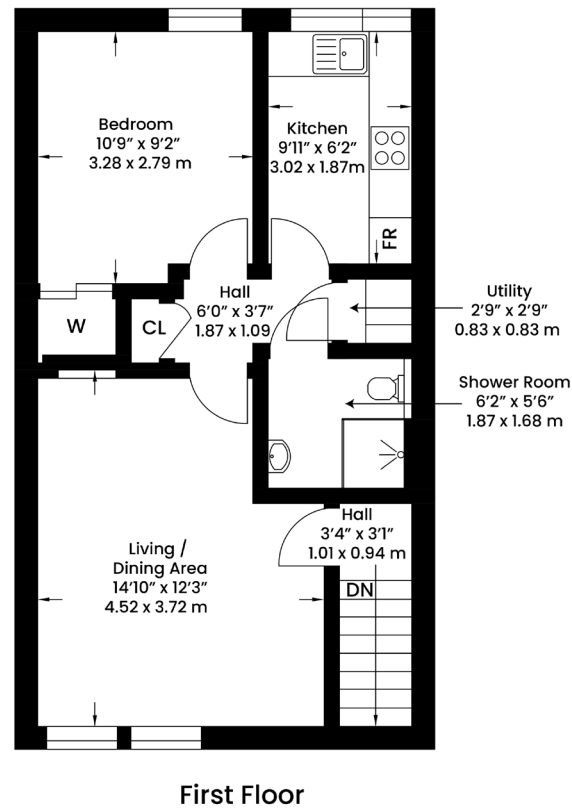
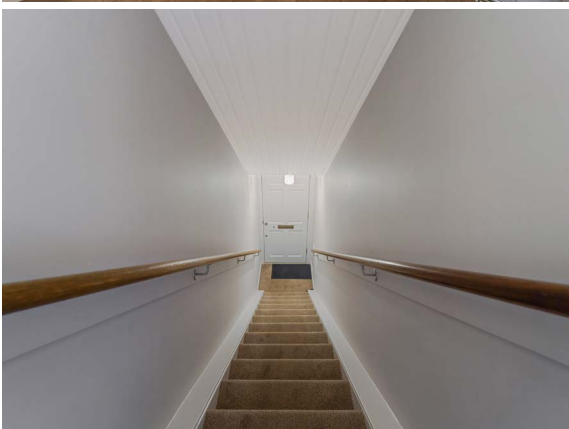
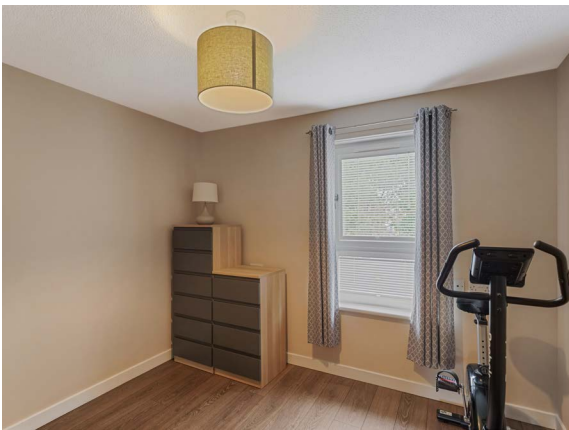
All fitted floor coverings. It should be noted that no warranties or guarantees will be given for appliances.

Features

- Entrance hall
- Residents parking
- Living/dining room
- EPC rating - D
- Inner hall
- Council Tax Band – B
- Kitchen
- Tenure - Freehold
- 1 Bedroom
- 1 Shower room
- Double glazing
- Communal courtyard







vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
vistaBee 2026



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