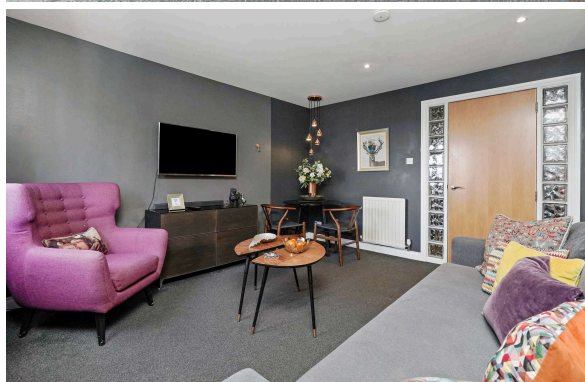




12/42 Pilrig Hights
PILRIG | EDINBURGH | EH6 5BB

warners
solicitors & estate agents



12/42 Pilrig Hights

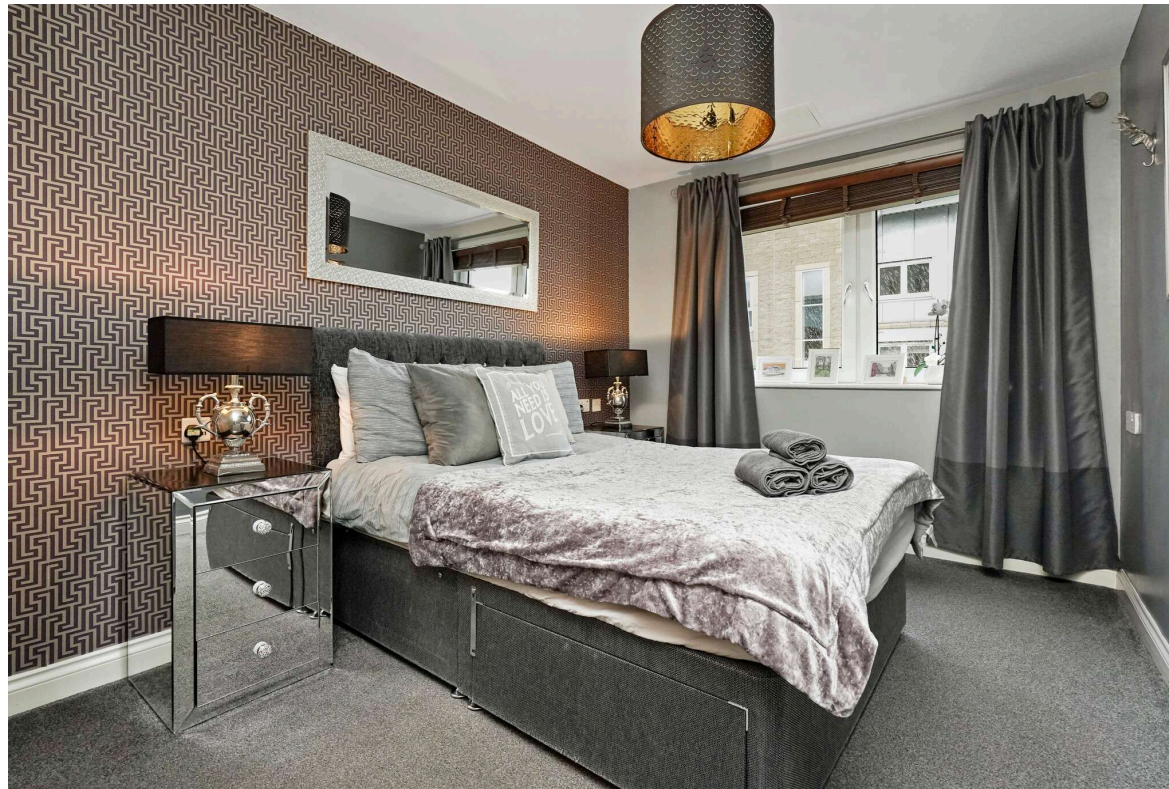
PILRIG | EDINBURGH | EH6 5BB

Warners are delighted to offer this bright and attractive fifth-floor apartment, presented in impeccable, move-in 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. The accommodation comprises a welcoming entrance hallway featuring a built-in storage cupboard and secure entry, a spacious living room with space for dining and stunning leafy views. The fully fitted kitchen comes complete with integrated appliances and currently comprises a fridge, electric hob, oven, fan, tumble dryer and washing machine. There is a well-proportioned bedroom with built in storage and completing the accommodation is the bathroom with shower over the bath.

- One bedroom fifth floor apartment
- Close to excellent amenities and the city centre
- Fully fitted Kitchen with integrated appliances
- Spacious living room with stunning views
- Well-proportioned bedrooms with built in storage
- Bathroom with shower over the bath
- Gas central heating and double glazing
- On site Gym, underground parking and concierge service

Energy rating B, Council tax band D. Factor is managed by James Gibb and costs around £120-150 per month., this includes building insurance.

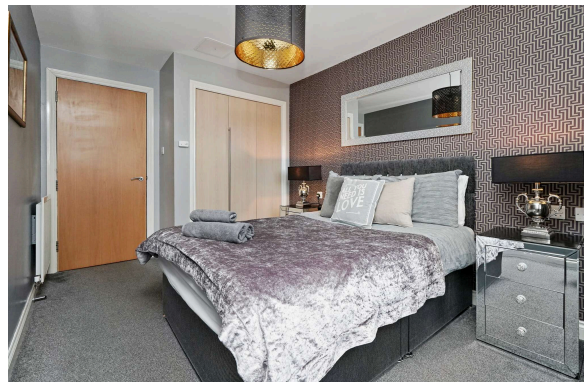
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

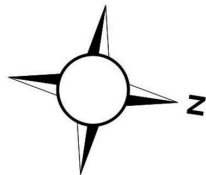
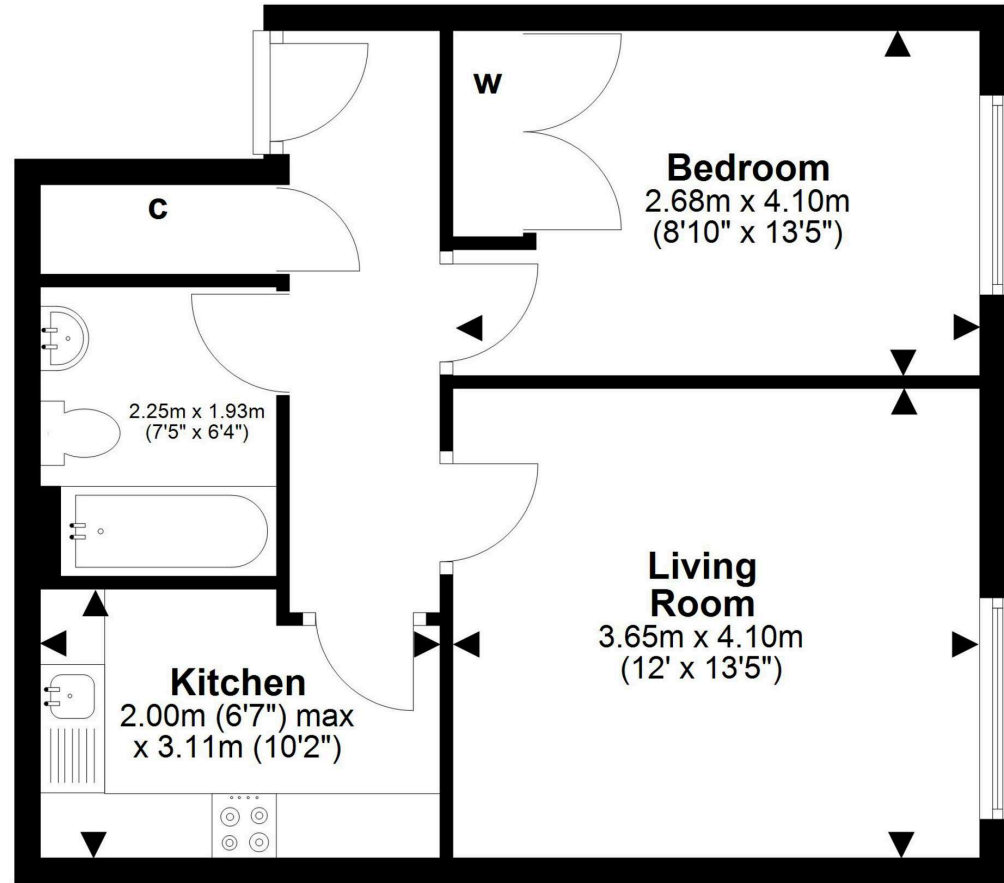


Pilrig is a highly sought after area with its own large public park, located close to vibrant and cosmopolitan Leith, where you can find an eclectic mix of restaurants, traditional pubs, trendy cafés, delis, and coffee bars, together with a superb choice of independent shops and supermarket facilities. 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.

Extras included in this sale will be the curtains, blinds, tv, fridge/freezer, electric hob, oven, fan, tumble dryer and washing machine

Other items of furniture can be available with separate negotiation.





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.