



39/29 Pilrig Heights
Pilrig, Edinburgh, EH6 5FD



Spacious 5th floor flat with views of Edinburgh Castle & Calton Hill



- Sitting/dining room
- Kitchen/breakfast room
- Principal bedroom with en-suite
- 2nd double bedroom
- Bathroom with 3-piece suite
- Modern factored development
- Views to Edinburgh Castle & Calton Hill
- Secure entryphone system
- Well-presented & in move-in condition
- Gas central heating & double glazing

Offers Over: £245,000

EPC Rating: B

Council Tax: E

Tenure: Freehold

Further information can be found in the home report.

About the Property

Located within a factored modern development just off Pilrig Street, this 2 bedroom 5th floor flat offers a well-presented home with a view of Edinburgh Castle.

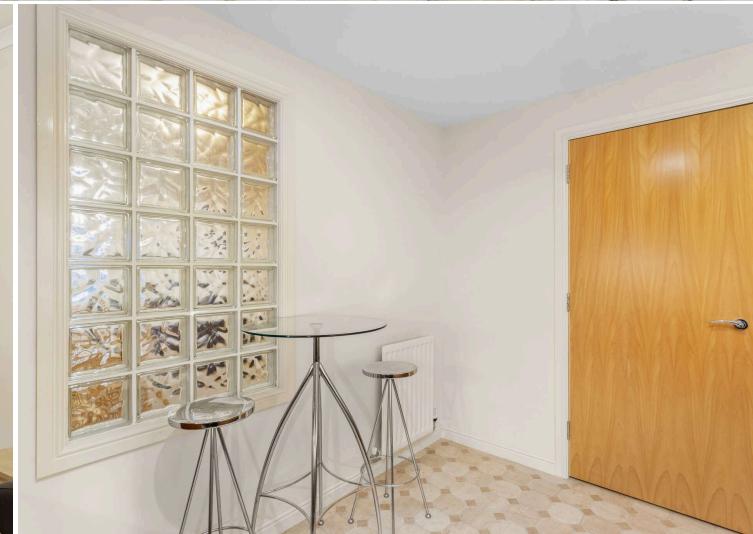
The property is bright and well-proportioned throughout, and benefits from gas central heating, and the development offers a concierge service & residents' gym.

Management

The development is factored by James Gibb at approximately £440 per quarter. This covers maintenance of communal areas, the gym, concierge service, and block buildings insurance.

Extras

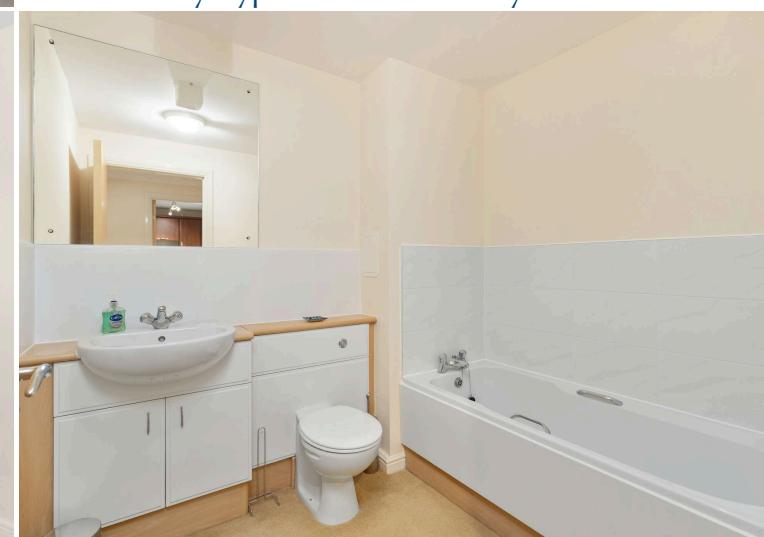
To include all fitted flooring, carpets, curtains, curtain rails & blinds, in addition to the integrated kitchen appliances; oven, hob, fridge/freezer, washing machine & dishwasher.



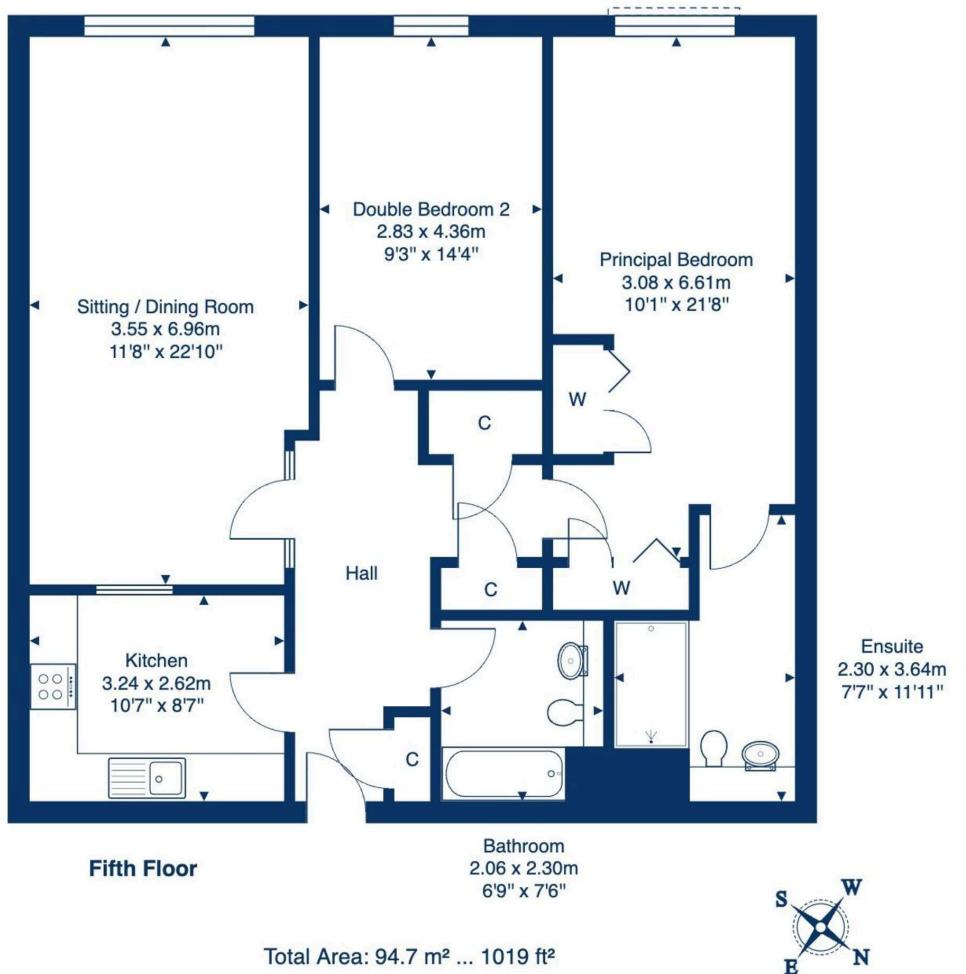


Location

Pilrig is located a short distance to the northeast of Edinburgh's city centre. The area is well served by local convenience shops & is within walking distance of the Playhouse Theatre, St James Quarter & the Omni Leisure Centre with multi-screen cinema, health club, bars & restaurants. Closeby Ocean Terminal also offers restaurants, a multi-screen cinema & shops, while Pilrig Park provides space for recreational activities. There are regular buses to all parts of the city from nearby Leith Walk, while the tram, which also stops on Leith Walk, offers a fast alternative & provides easy access to Edinburgh Airport & the Shore. Waverley train station & St Andrew's Square bus station are easily accessible and there are good road links to the City Bypass and motorways.



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