



**Flat 14, 3 North Pilrig Heights, Edinburgh, EH6 5FF**  
**Offers Over £255,000**



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This impressive third-floor flat at Flat 14, 3 North Pilrig Heights offers spacious, modern living within a popular and contemporary development.

The property opens into a large and welcoming hallway, providing access to all principal rooms.

The bright and exceptionally generous lounge is large enough to comfortably accommodate a substantial dining table and additional storage, making it perfect for both relaxing and entertaining.

The well-designed kitchen is conveniently located off the hall and features modern units with ample worktop space.









The principal bedroom is a comfortable and inviting space, complete with fitted wardrobes and direct access to a stylish ensuite shower room.

The second double bedroom is also generously proportioned and is served by a further well-appointed three-piece bathroom suite.

Additional features include a dedicated utility room, and excellent shared amenities such as a private residents' gym, communal roof terrace, and convenient lift access.

The flat also benefits from two large underground parking spaces, providing a rare level of convenience and security in the area. Combining comfort, practicality, and contemporary style, this is an outstanding home in a well-maintained setting.



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Bonnington is an increasingly sought-after neighbourhood in Edinburgh, offering an appealing blend of modern convenience and historic charm. Set along the picturesque Water of Leith, the area features an attractive mix of renovated warehouse conversions, contemporary apartments, and traditional period homes—ideal for buyers seeking character and comfort in equal measure. Residents enjoy tranquil riverside walks, stylish local cafés, and excellent transport links, with Leith, Newhaven, and the city centre all just moments away. With its vibrant community atmosphere and strong ongoing investment, Bonnington represents a prime opportunity for those looking to secure a home in one of Edinburgh’s most up-and-coming districts.

## Get in touch



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