



39/26 Pilrig Heights
PILRIG | EDINBURGH | EH6 5FD


warners
solicitors & estate agents



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Warners are delighted to offer this bright and attractive fourth-floor apartment, presented in impeccable, move-in ready condition. Situated in a prime location within this prestigious and contemporary development, this home combines modern living with stunning city views. Residents benefit from on site concierge, gym and underground parking.

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 spaces.

The accommodation comprises a welcoming entrance hallway featuring ample built-in storage cupboards and secure entry, a spacious living room with a Juliet balcony with views of Arthur's Seat. There is a spacious, fully fitted Wren premium range kitchen which comes complete with integrated appliances currently comprises a fridge-freezer, 5 ring gas hob, oven and fan, dishwasher and wine fridge. There are two well-proportioned bedrooms, the master with an en-suite shower room and built in storage. Completing the accommodation is the bathroom with a waterfall shower over the bath.

- Two Bedroom Fourth floor apartment
- Close to excellent amenities and the city centre
- Fully fitted Stylish Wren Kitchen
- Spacious living room with Juliet balcony
- Two well-proportioned bedrooms, one with en-suite
- Bathroom with shower over the bath
- Gas central heating and double glazing
- On site concierge and Gym and underground parking

Council Tax E and Energy Rating B

Factor fee is approximately £130 per month payable to James Gibb

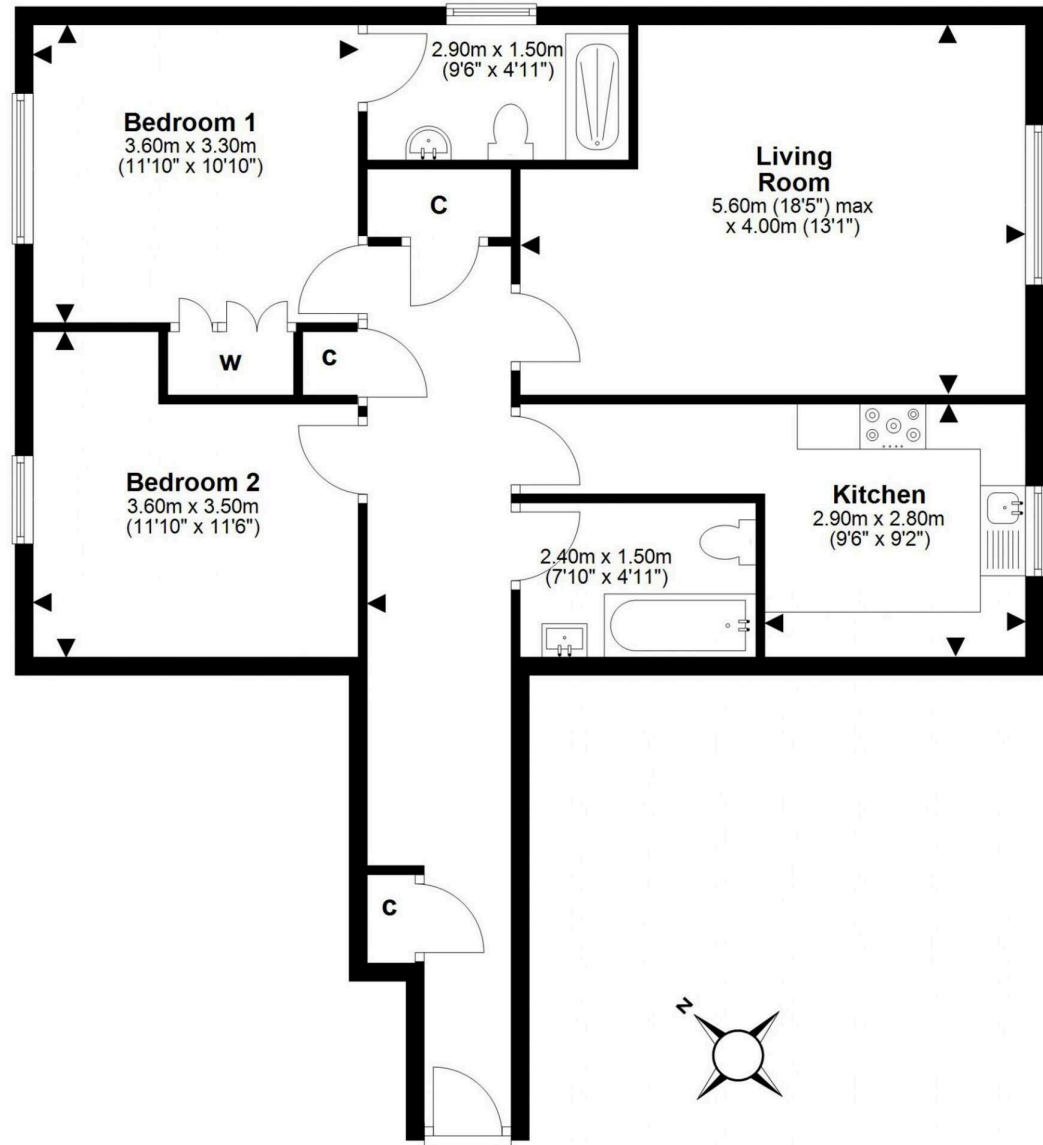
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fittings and fixtures are included in the sale, with the exception of the curtains, which will not be included in the sale.

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 cafes, 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.





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.