



39/9
Pilrig Heights
Edinburgh
EH6 5FD

CONCIERGE
OFFICE

A well-proportioned, bright, two-bedroom first floor flat forming part of a popular modern development close to the city centre which offers residents excellent amenities such as a Concierge service, gym facilities and secure residents parking.

The development is ideally suited for those seeking modern city living as well as being an excellent investment opportunity as a buy to let. The flat has boasts lovely open and peaceful views, and benefits from having full gas central heating and double glazing which ensures a most comfortable living environment. The building has the added benefit of having a secure entry door system and a lift providing ease of access to each floor.

The accommodation comprises: welcoming entrance hallway with two generous storage cupboards, generously proportioned lounge which flood the room with natural light and has a Juliet balcony, Fitted kitchen with base and wall-mounted units, providing ample storage and worktop space and integrated appliances. Bright and spacious master bedroom with built-in double wardrobes and a contemporary en-suite shower room. Also in the property is a second double bedroom of good size with ample space for freestanding furniture, and a 3-piece bathroom suite including shower over bath.

Externally, there is ample unallocated parking and well-maintained communal grounds.

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.

EPC Rating - B

Council Tax Band- E

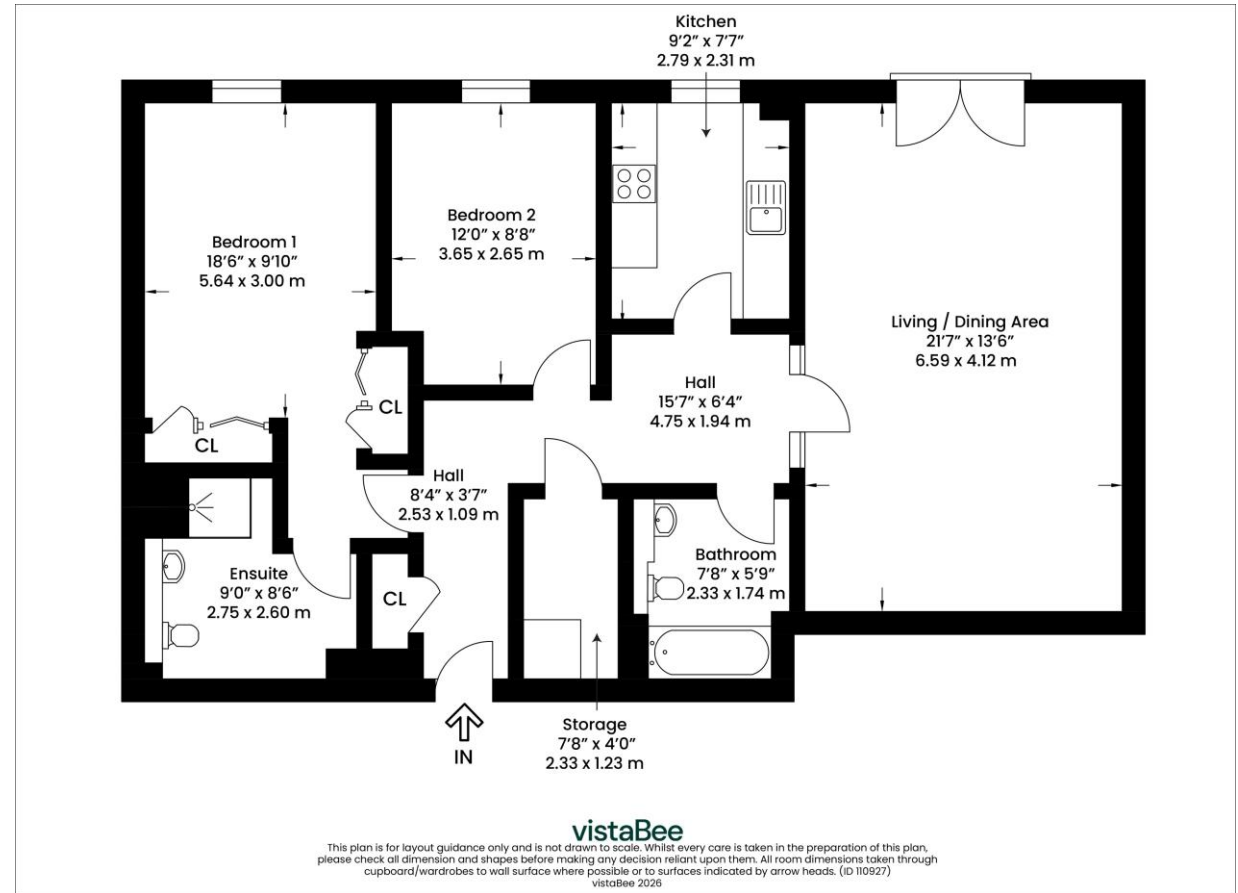
Factor- James Gibb approx. £139 per month



Viewing by appointment on 0131 524 3800









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* Please contact us for a free consultation or valuation

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