










Offers Over
£199,995

26 Shaws Street

Pilrig | Edinburgh | EH7 4PH

A wonderful opportunity has arisen to purchase this charming stone-built main door upper colony flat enjoying a lovely private garden to the front and boasting a quiet position within the much sought after area of Pilrig, within easy reach of the city centre.

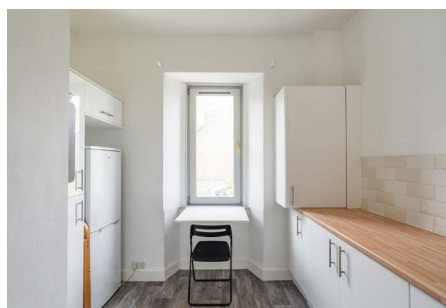
-  1 Bedroom
-  1 Public room
-  1 Bathroom
-  Private Gardens
-  On-street Parking
-  EPC Rating – C
-  Council Tax Band - B



Description

Forming part of a historic row of traditional 'B listed' colonies, No. 26 is quietly tucked away to the far end of the colonies and offers a wealth of character and charm and shall undoubtedly appeal to the professionals person/ couple or investor. Enhanced by a light and neutral interior throughout, the accommodation comprises; entrance vestibule with utility cupboard housing the washing machine with stairs leading to the upper floor. There

is a sizeable rear-facing reception room with central fireplace housing the gas fire with corner shelved recess with cupboard below. There is a fixed staircase leading to the fully floored and lined attic room with power supply, lighting, radiator and Velux window providing good natural light. The modern kitchen, with pleasant aspect to the front over the gardens, is fitted with ample white wall and base units with built-in electric hob with hood above. There is a good sized double bedroom to the rear with shelved press and completing the accommodation is the modern shower room with window to front, comprises of a three piece suite with shower enclosure housing the electric shower. Further benefits include gas central heating with combi boiler and double glazing.



Some of the images have been virtually staged to illustrate potential furnishing options and provide a sense of scale. The property is currently unfurnished, and original photographs of the empty rooms are also included for reference.

Extras

All fitted floor coverings and light fittings will be included in the sale together with the built-in gas hob, hood, fridge freezer and washing machine.

Externally

There is a sizeable, private garden located to the front with paved patio, area of lawn and chip stone section housing the two garden sheds. Resident's parking is available to the side of the colonies with unrestricted parking available on the main street.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

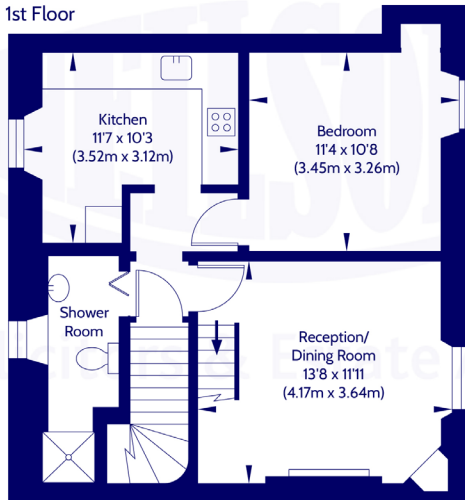
The property is situated within a popular residential district of Pilrig which lies to the east of the city centre and is a brief stroll away from Leith Walk. The area boasts a wide variety of cosmopolitan bars, restaurants, specialist shops and supermarkets. There are frequent public transport links to Princes Street and George Street. Local leisure and recreational facilities include the Omni Centre with its multi-screen cinema and Health Club, Glenogle Baths, The Royal Botanic Gardens, Inverleith Park and the delightful Water of Leith Walkway not to mention the nearby Pirig Park & Leith Links. The capital's vast range of theatres, museums and art galleries are also all close to hand. For the commuter, Waverly train station and St Andrews Bus Station are nearby, and the City Bypass provides access to the A1, M8 and M9 and Edinburgh International Airport. Edinburgh's fantastic cycle path network is also easily accessible offering safe off-road travel to many parts of the City.



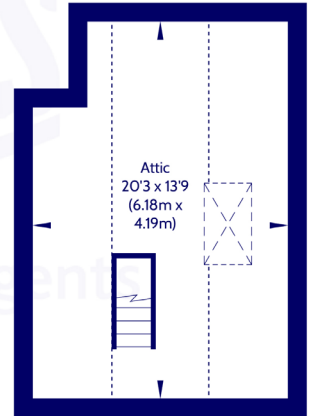
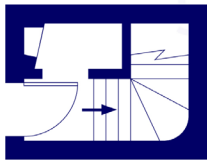


Approx. Gross Internal Floor Area Excl. Attic 52 Sq M / 562 Sq Ft.
Area of Attic inc. Restricted Head Height 25 Sq M / 265 Sq Ft.

1st Floor



Ground Floor



All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour,
floor plan and further information.



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