

COULTERS®

# 27A PILRIG STREET

PILRIG, EDINBURGH, EH6 5AN

 2 BED  2 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

A beautifully refurbished lower-ground garden apartment, 27A Pilrig Street has undergone a comprehensive renovation under architectural supervision, resulting in a design-led home with exceptional attention to detail and a notably flexible layout. Rarely available in this location, this B-Listed property also boasts a private garden, front courtyard, and a single garage.

Finished to an impressive standard throughout, the accommodation is both stylish and highly practical. A private vestibule leads into the central hall, from which the principal rooms flow. The heart of the home is the superb open-plan kitchen/dining/living space, a beautifully proportioned room positioned to the rear of the property with direct access to the private garden. The kitchen is sleek and contemporary, featuring integrated appliances, a tiled splashback, and excellent worktop space. A walk-in pantry sits conveniently off the kitchen, providing ideal storage for larger appliances and provisions.

The principal bedroom is a generous double positioned to the front, benefiting from an en-suite shower room. Double bedroom two is also well proportioned and located beside the family bathroom. A highly useful box room lies off the hallway which makes for an ideal home office, nursery, or dressing room depending on requirements. A further highlight of the layout is the separate utility room, offering excellent additional storage and laundry space, keeping the main living areas clutter-free.

## KEY FEATURES



Fully refurbished garden flat.



Private garden and courtyard.



Pilrig Park close by.



EPC Rating- C



Flexible layout with two bedrooms & box room.



Single garage plus on street permit parking.



Short stroll to Leith Walk & local tram stop.



Council Tax Band - C



Externally, the property delivers a rare combination of private outdoor spaces and exceptional amenity. To the rear, the enclosed private garden features a sunny patio, established planting and vegetable beds, along with access to the single garage. With power and generous space, the garage also offers excellent potential for use as a workshop or garden studio.

To the front, the private courtyard provides a pleasant entrance. Further benefits include gas central heating and a combination of double and triple glazing windows throughout. On-street permit parking is also available.





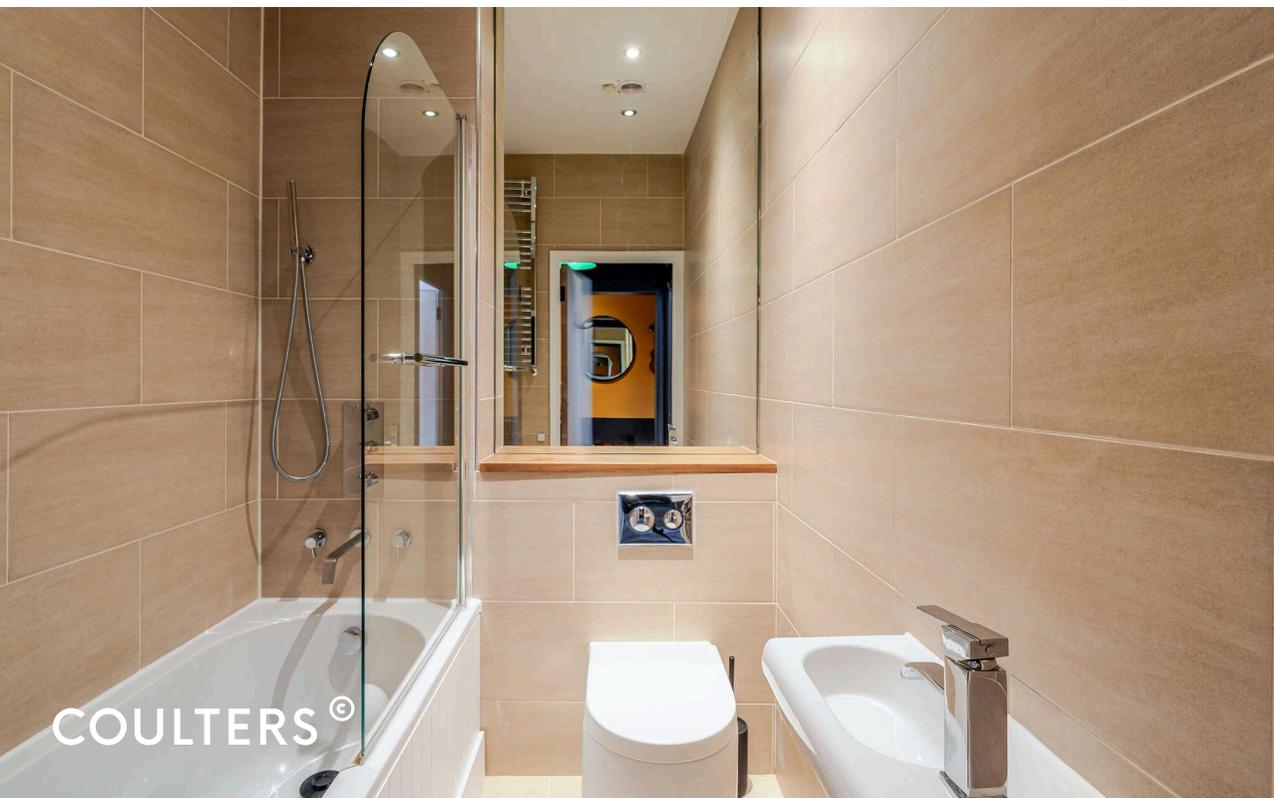
## THE LOCAL AREA

Situated approximately one mile north/east of the city centre, Pilrig is a popular and convenient area of the city with the lovely open spaces of Pilrig Park at its centre. Not only is the city's east end and Princes Street comfortably within walking distance, but Leith Walk's wonderful variety of independent shops, supermarkets, cafes, bars and popular eateries are all virtually on the doorstep.

Nearby St James Quarter and the Omni Centre play host to a further variety of restaurants, bars, cinemas and a gym, whilst The Playhouse, Scotland's largest theatre, is also easily accessible on foot. The nearby Water of Leith offers delightful leafy riverbank walks to many parts of the city including Leith's fashionable waterfront. There are excellent transport links including a regular bus service to the City Centre and the tramline on Leith Walk, linking Newhaven to Edinburgh Airport.

## EXTRAS

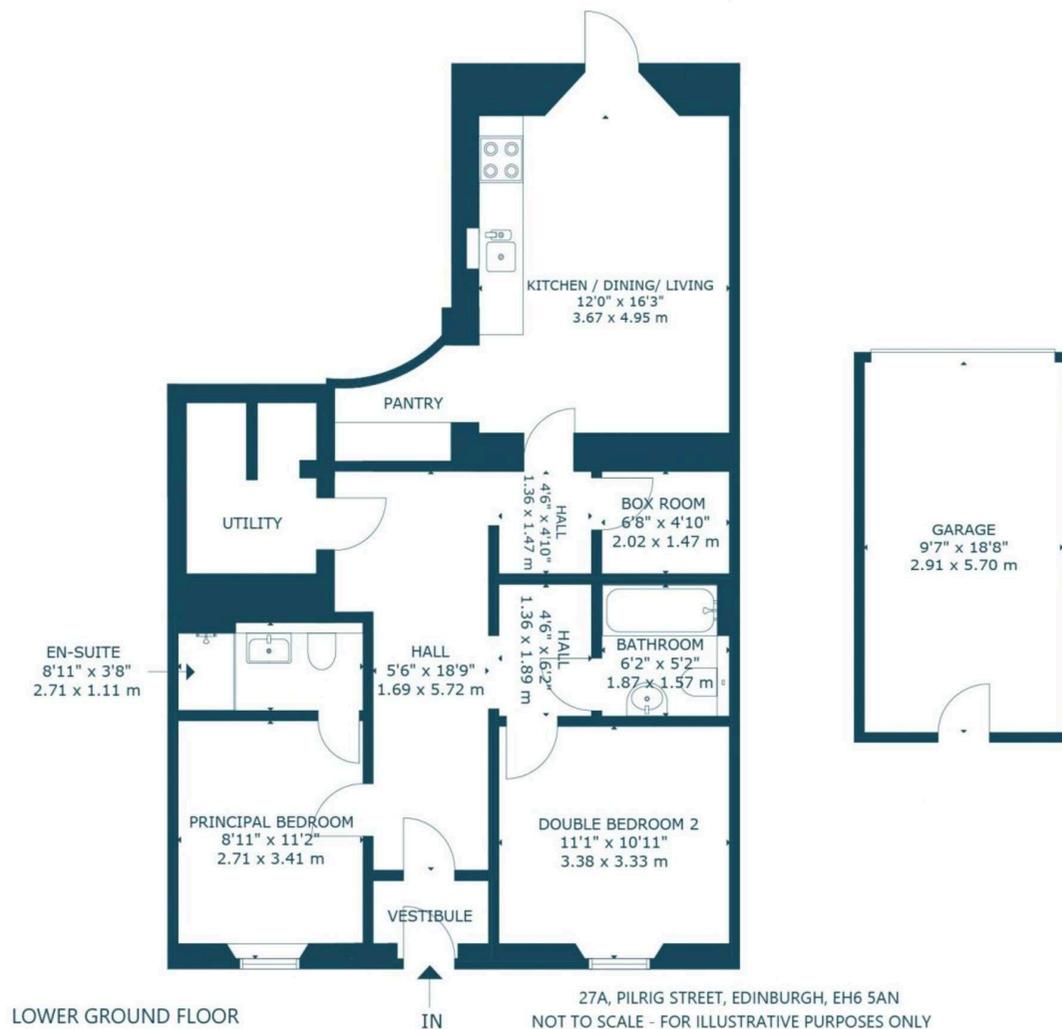
The fitted floor coverings and integrated appliances are included in the sale price. Only some light fittings are to be included - the kitchen and second bedroom fittings are not included. The blind in the principal bedroom does not form part of the sale.



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HOME REPORT VALUATION: £370,000





LOWER GROUND FLOOR

IN

27A, PILRIG STREET, EDINBURGH, EH6 5AN  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 775 SQ FT / 72 SQ M  
 GARAGE 179 SQ FT / 17 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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## GET IN TOUCH

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 0131 603 7333

 [enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)

## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.