



# Pilrig

4 Pilrig House Close  
EH6 5RF



## Upper Retirement Flat

FIXED PRICE £160,000

- Entrance vestibule
- Living room
- Hallway with storage
- Kitchen
- Double bedroom
- Modern shower room
  
- Over 60's only
- Residents parking
- Electric heating
- Double glazing
- Situated within a quiet development
- Close to Pilrig Park
- Communal grounds



Viewings - by appointment call  
Beveridge & Kellas on 0131 554 6321





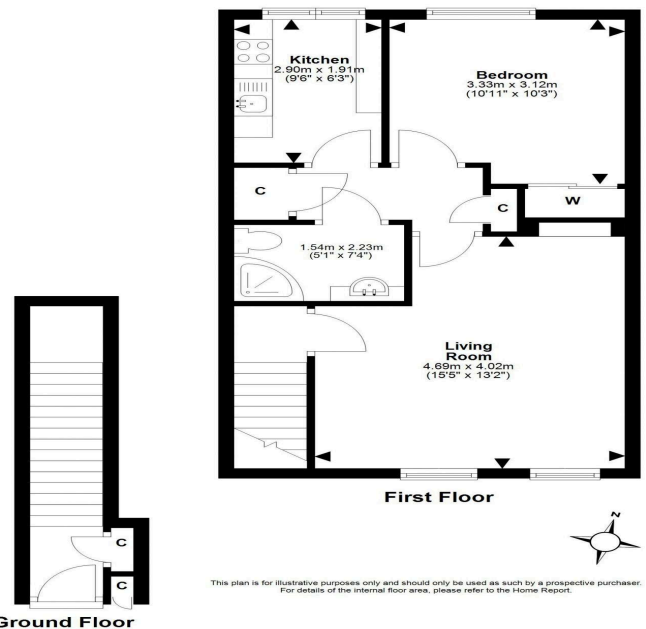




Viewing is highly recommended of this rarely available upper flat situated within the popular retirement development right next to Pilrig Park. The property is well situated to take advantage of excellent shopping facilities, public transport and recreational facilities. Schooling at both secondary and primary level is also available locally. The Shore area of Leith offers a choice of fine restaurants, bistros and bars along with the Ocean Terminal offering further shopping, multi screen cinema and 24-hour gym.

The flat is accessed via a private main door into an entrance vestibule with stairs to the upper level. The living room is front facing and has twin windows allowing in plentiful natural light, an entryphone handset, built in shelving, and the hallway off. The hallway has 2 handy built in storage cupboards and the rest of the accommodation off. To the rear the kitchen is of a modern design and features base and wall units, integrated oven with induction hob and freestanding fridge freezer and washing machine. A double bedroom is situated to the rear of the flat and benefits from a built-in mirrored wardrobe. Completing the accommodation is a modern internal shower room with tiled walls, electric powered shower unit, WC with concealed cistern, wash hand basin within a vanity unit and a heated towel rail.

Additional benefits include electric heating, double glazing, well maintained communal grounds, resident parking and an external storage cupboard.



Residents must be over the age of 60 to live in the development

Factor - Charles White - Approx £570 pa from 1st May 2026

### EXTRAS

All white goods curtains/ blinds, carpets and light fittings to be included in the sale. No warranties to be given.

### OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.

