

COULTERS[©]

10/34 PILRIG HEIGHTS

PILRIG, EDINBURGH, EH6 5BB

 2 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

With superb views of the city skyline, 10/34 Pilrig Heights is an engaging, bright and well-proportioned sixth floor flat, forming part of the development at Pilrig Heights in the popular area of Pilrig.

The apartment offers well proportioned accommodation and is now ready for it's next exciting period of ownership.

KEY FEATURES



Bright, well proportioned sixth floor apartment.



Two double bedrooms, one with en-suite showerroom.



Landscaped communal grounds.



Residents perking.



Views of the city skyline encompassing Arthur's Seat, Holyrood Park and Calton Hill.



Local amenities nearby.

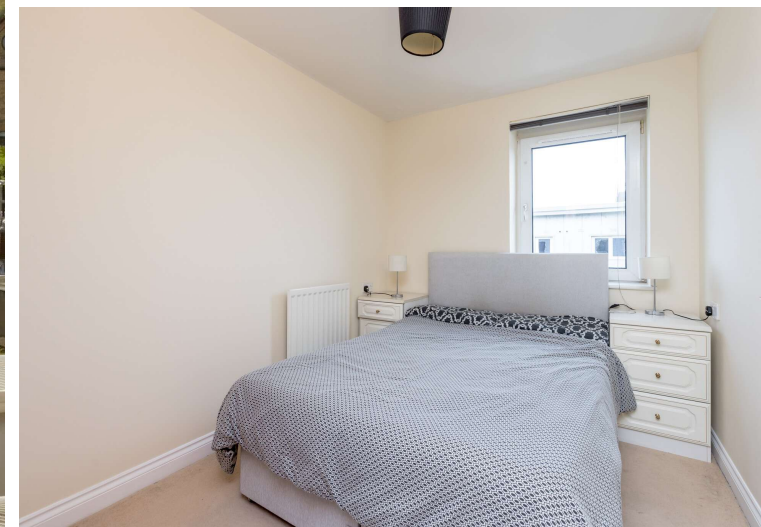


EPC Rating - C



Council Tax Band - E





The property is accessed by way of an entry phone system with communal hall and stair (also with a lift). The attractive lounge has an easterly outlook and has plenty of space for a dining table and chairs. The kitchen has both wall and base mounted cabinetry with an integrated gas hob, electric oven, extractor hood, fridge/freezer and washing machine. There are two good sized double bedrooms, one with an en-suite shower room. The bathroom has a shower over the bath with WC and wash hand basin.



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. The Omni Centre at Greenside plays host to a further variety of restaurants, bars, a cinema and a gym along with the recently opened St James Quarter. 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 kitchen appliances are included in the sale along with all fitted carpets, floor coverings and blinds. The furniture is all available by separate negotiation. The factor is James Gibb and the factoring costs are approximately £375 per quarter.

HOME REPORT VALUATION: £245,000



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**Pilrig Heights,
Edinburgh,
Midlothian, EH6 5BB**



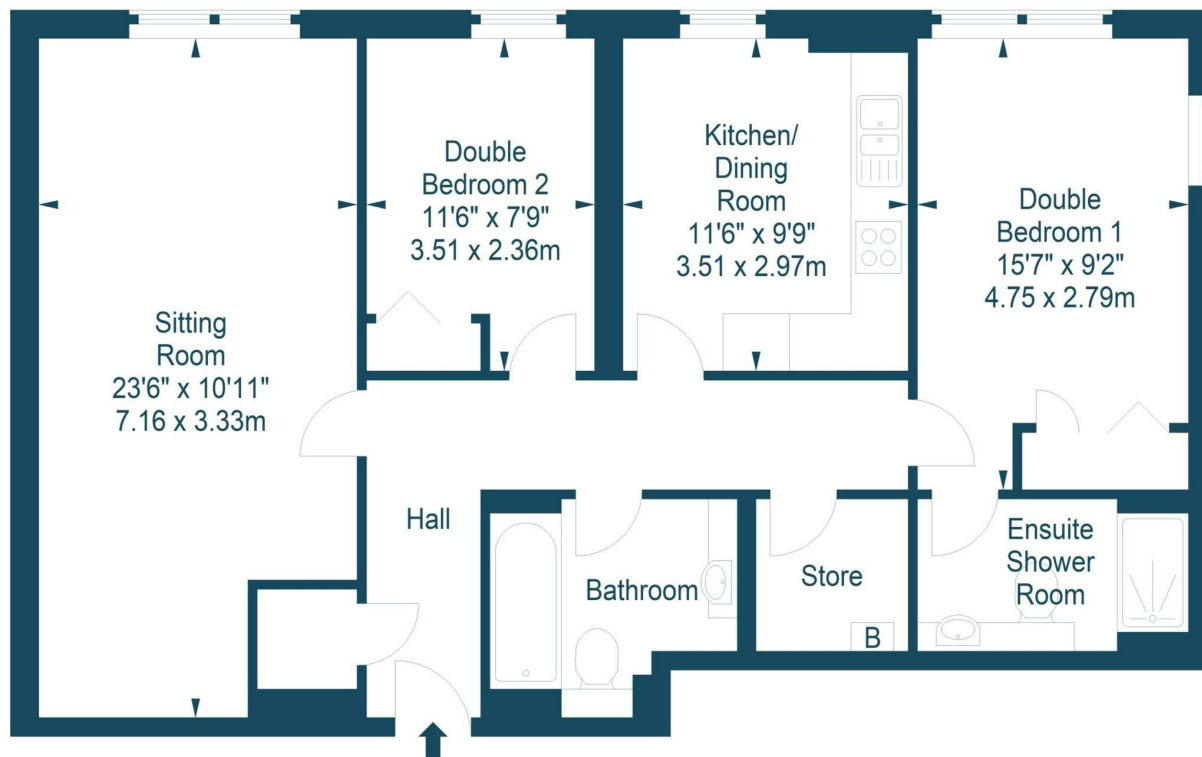
SquareFoot

Approx. Gross Internal Area

884 Sq Ft - 82.12 Sq M

For identification only. Not to scale.

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Sixth Floor

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.