



29/11 Pilrig Street
PILRIG | EDINBURGH | EH6 5AN


warners
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True walk-in condition top floor apartment boasting a light and spacious interior much enhanced by stylish modern fittings, superbly situated for easy access to a superb choice of amenities, the trams and City Centre attractions.

Viewing is highly recommended to appreciate the great features within this lovely property. Upgraded in recent years to a high standard, the flat is very nicely finished off with attractive decor, sanded floors and neutral tone carpets. Ample free floor space is provided within the living/dining room for both relaxation and entertaining. Cream units, timber effect worktops and grey tiling feature within the kitchen and the bathroom has been fitted out with a modern suite, including wash-basin in vanity unit, mixer shower with drench head and neutral tone tiled surrounds. There are two double sized bedrooms, one benefiting from wall-to-wall fitted mirrored wardrobes. Further storage space is to be found within the hallway.

- Living/dining room
- Beautifully fitted kitchen
- Principal double bedroom/mirrored wardrobes
- Second double bedroom
- Modern bathroom/mixer shower
- Entrance hallway/storage and utility cupboards
- Gas central heating & Double Glazing
- Sanded flooring and neutral tone carpeting
- Shared garden
- Permit parking on street
- Leith walk and trams a short walk away
- Utility cupboard with space for the washing machine.

Energy Rating C, Council Tax B. There are no factor fees associated with this property.

All fixtures, fittings (except TV brackets, living room & kitchen shelves and curtains) Wardrobe, integrated appliances and fridge/freezer are included in the sale.

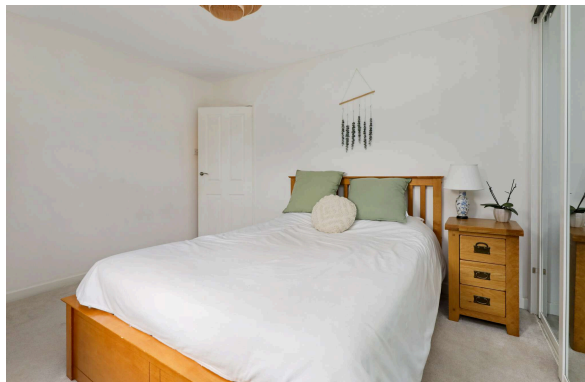
The washing machine may be available through separate negotiation.

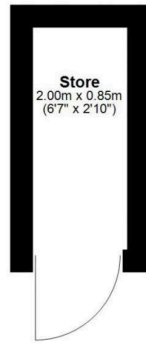
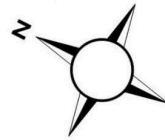
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



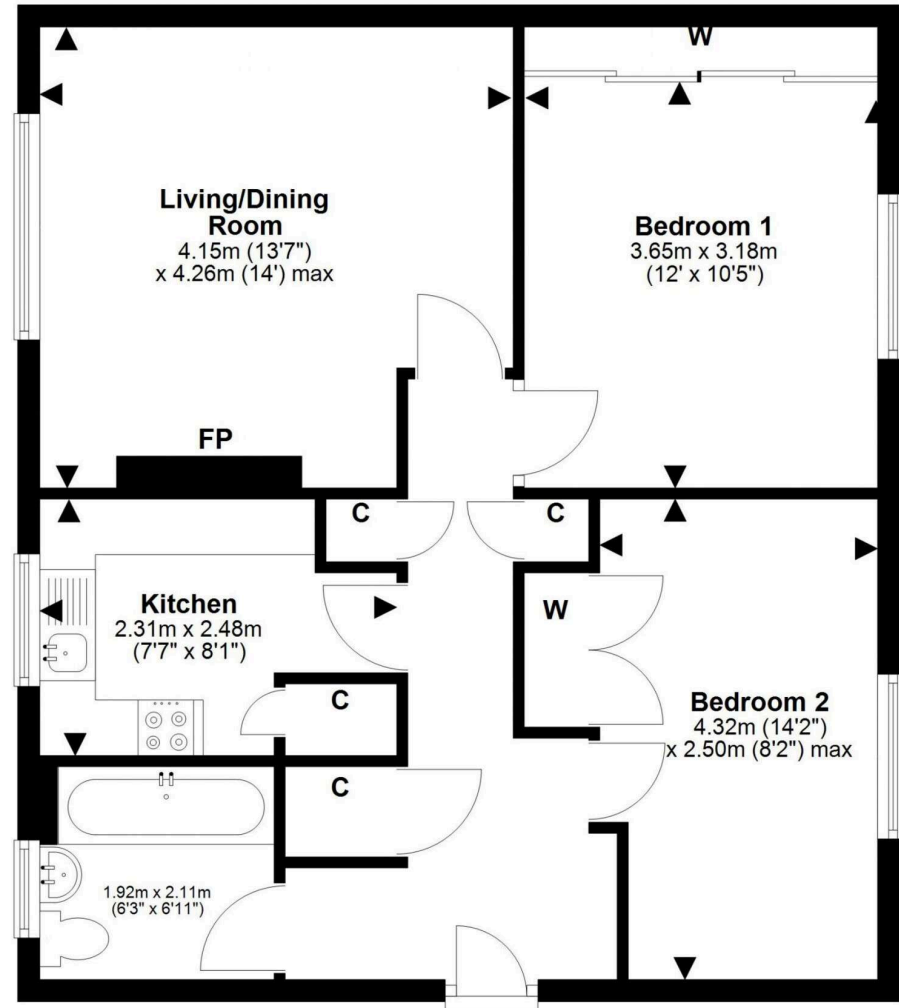


Pilrig is a highly sought after area with its own large public park, located close to vibrant and cosmopolitan Leith, where you can find an eclectic mix of restaurants, traditional pubs, trendy cafes, delis, and coffee bars, together with a superb choice of independent shops and supermarket facilities. Just a little further away is the fashionable Shore area, home to Ocean Terminal with its shops, cinema and eateries. Heading up to the east end of the City, only a short journey away, you can access a wider range of amenities and entertainment establishments at St James Quarter and the Omni Centre. Regular bus services run from nearby Pilrig Street and Leith Walk has a wider range of travel options, including the tram network linking Newhaven to Edinburgh Airport.





Store
2.00m x 0.85m
(6'7" x 2'10")



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.