



6/12 HAWTHORNDEN PLACE
PILRIG, EDINBURGH, EH7 4RG

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This bright and spacious city-centre home lies within a peaceful pocket of a desirable conservation area, close to Pilrig Park and bustling Leith Walk, with its wide-ranging amenities, from supermarkets, bars, and eateries, to frequent transport links by tram and bus. The move-in-ready second-floor flat offers tastefully understated interiors, excellent storage, and a spacious living room open to a dining room. Further benefits include access to attractive shared gardens and allocated parking within the development.

Communal stairs with secure entry grant access to the flat. Once inside, the entrance hall sets a welcoming tone, showcasing an understated contemporary finish with neutral walls and warm oak-toned flooring, a look that continues seamlessly through much of the home. The hall provides useful deep storage and leads into the spacious living room. An elegant archway opens to the dining room, with the two reception areas spanning the full depth of the accommodation and offering flexibility for a variety of furniture layouts and everyday lifestyles. Next door, the light-filled kitchen boasts stylish gloss-white cabinets and soft-grey worktops, integrated with a fridge/freezer, oven, and induction hob. The space also accommodates an under-counter washing machine.

FEATURES

- Peaceful development close to Pilrig Park and Leith Walk
- Bright and spacious second-floor flat with neutral contemporary décor
- Communal stairs with secure entry
- Welcoming entrance hall with deep storage
- Living room open to a separate dining room
- Stylish kitchen with integrated appliances
- Two double bedrooms with built-in storage
- Contemporary bathroom with shower-over-bath
- Well-maintained shared garden
- Private external storage
- Private allocated parking
- Electric heating and double glazing





The two double bedrooms on offer both benefit from built-in storage. In addition to a mirrored wardrobe, the spacious principal bedroom is further enhanced by plush carpeting for added comfort underfoot. The second bedroom is ideal for guests, a child, or home working. Completing the accommodation is a contemporary tiled bathroom fitted with vanity storage and a bath with an overhead shower. The property is served by electric heating and full double glazing.

Externally, residents of this appealing development enjoy shared access to a generous, neatly lawned garden, while private allocated parking adds everyday convenience.

Extras: All fitted floor and window coverings, light fittings, and appliances are included in the sale.

Factor: The factor is managed by Myreside Management at an approximate quarterly cost of £260.







Pilrig

Lying enviably close to the heart of the capital, adjacent to Leith's main thoroughfare and connected by day/night buses and the nearby tramline, Pilrig offers easy access to outstanding shopping, entertainment, and cultural amenities locally and across the city. A bustling selection of cosy pubs, cafés, and multi-cultural eateries can be found just minutes' walk away, and music and arts venues in the immediate area host an eclectic array of year-round events, festivals, theatre productions, and street food markets. Promising tranquil scenic retreats from these vibrant surroundings are the much-loved Pilrig Park and the Water of Leith's walkway and cycle path. For indoor sports and recreation, Leith's Victoria Swim Centre provides a pool, a sauna, a steam room, and a gym, as well as fitness studios and classes. The property falls within the catchment area for excellent state schools, whilst many of Edinburgh's prestigious private schools can also be easily reached. For Pilrig residents commuting further afield, Waverley train station is approximately a mile away, and nearby Ferry Road provides a swift route to Edinburgh Airport, the motorway network, and the Forth Bridges.





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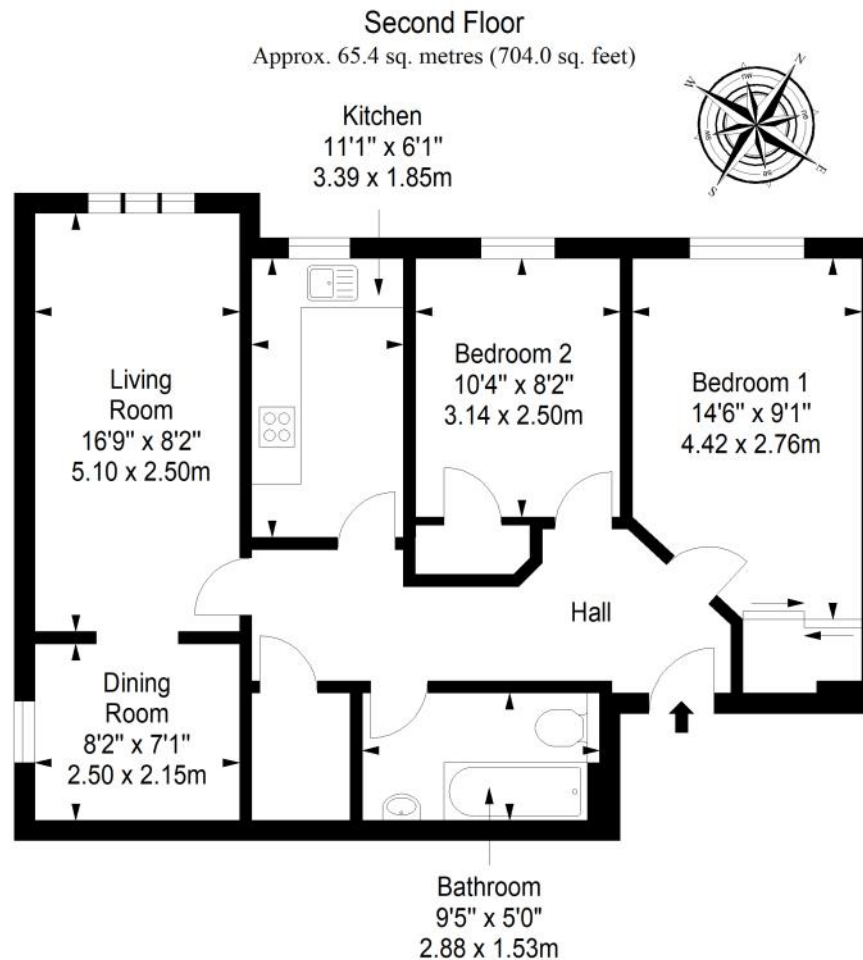
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HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN



Total area: approx. 65.4 sq. metres (704.0 sq. feet)