



Offers Over
£250,000

12/37 Pilrig Heights

Pilrig | Edinburgh | EH6 5BB

Conveniently located within walking distance of the city centre, this bright fifth floor flat forms part of a smart modern development with secure parking, lift access, residents' gym and concierge service. It is offered to the market in move in condition and would be an ideal first time buy or investment.

-  2 Bedrooms
-  1 Reception room
-  2 Bathrooms
-  Private Balcony
-  Residents parking
-  Lift Access
- Gym & Concierge
-  EPC rating – B
-  Council tax band - E



Description

Accessed via a secure entry system, leading to a well-kept common stair with lift access to all floors, at the fifth floor the front door opens to a welcoming central hallway with ample built-in storage. The generous reception/ dining room provides the ideal space for both relaxing and entertaining and offers ample room for both living and dining furniture, with glass brick feature to the kitchen. The kitchen is fitted with a good range of modern wall and base units with integrated double oven, hob and cooker hood with the washing machine, fridge freezer and freezer also included in the sale. The superb principal bedroom has a west-facing balcony, large built-in wardrobes and an en-suite shower room. There is a good sized second double bedroom with ample built-in wardrobe space and a modern bathroom with white suite and over bath shower. Benefits on offer include gas central heating and full double glazing.



Extras

Included in the sale will be the integrated oven and hob and white goods.

Grounds, Gym, Parking and Factor

A particular benefit of this property are the superb facilities within the development including secure parking, a residents' gym/fitness suite and an onsite concierge service. The landscaped grounds and communal areas are managed and maintained by James Gibb Factors at an approximate cost of £160 per calendar month. This includes buildings insurance, lift insurance and maintenance, car park maintenance and lighting, cleaning of the common areas, access to the gym and the concierge.

Viewing

By appointment through Neilsons (0131 625 2222).





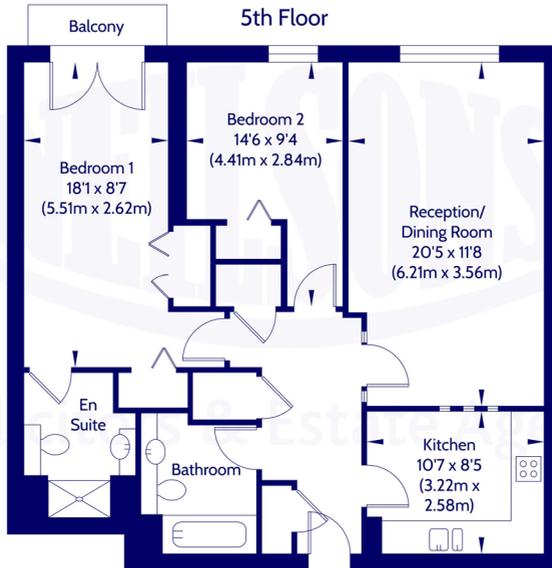
Location

The residential district of Pilrig is just over a mile north of the city centre and is within easy walking distance of the wealth of amenities the city centre has to offer, including the impressive St James Quarter, Waverley Station and an array of theatres, cinemas, galleries and museums. Day to day shopping is readily available locally, with an impressive selection of independent shops, cafes and delicatessens on nearby Broughton Street, with Tesco and Lidl supermarkets also close at hand. Regular local bus and tram services provide swift access in and around the city, to Edinburgh International Airport and to Leith's fashionable Shore district of restaurants and bars. Ample recreational facilities are available in the area including gyms and yoga studios along with a choice of parks and green spaces, walking and cycling routes.





Approx. Gross Internal Floor Area 82 Sq M / 888 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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