



37/37 Pilrig Heights
Pilrig, Edinburgh
EH6 5FB



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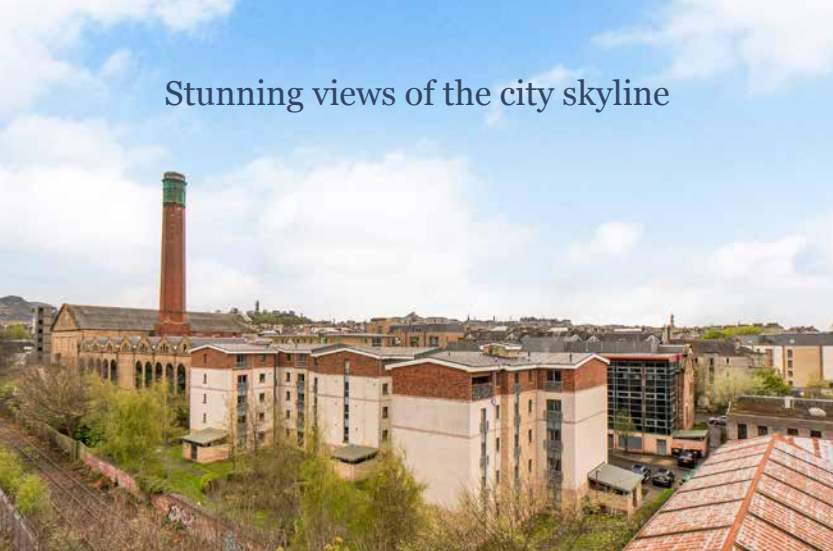


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Stunning views of the city skyline



Property Summary

Quietly situated on the fringes of Pilrig Park, just a short stroll from bustling Leith Walk and the airport tram line, this generous two-bedroom flat lies on the sixth floor of a modern lift-served development. It offers an exclusive community with a concierge, residents' gym, and secure underground parking. The flat features well-proportioned rooms finished in a tasteful neutral palette that is easy to personalise. The bedrooms and reception room benefit from a sunny aspect with a secluded open outlook, capturing panoramic views of the city's skyline and its iconic landmarks, including Edinburgh Castle.



Features

- Quiet central address beside Pilrig Park
- Exclusive modern development
- Stunning views of the city skyline
- Sixth-floor flat with versatile neutral décor
- Communal lift and secure entry system
- Welcoming entrance hall with good storage
- Generous southwest-facing living/dining room
- Breakfasting kitchen
- Bright and spacious principal suite with storage and shower room
- Second large double bedroom
- Bathroom with shower-over-bath
- Concierge and residents' gym
- Ample unrestricted parking (including secure underground car park)
- Gas central heating and full double glazing



The reception room is bathed in
sunny afternoon light



Generous southwest-facing living/dining room

A shared lift takes you to the sixth floor. Upon entering the flat, you are welcomed by an airy entrance hall, carpeted for a warm first impression. It houses two useful storage spaces and has a secure entry system. The first room you reach from here is the reception room, also comfortably carpeted and bathed in sunny afternoon light. It provides a spacious, flexible area for both relaxation and dining, creating a fantastic social space for everyday living and entertaining. Across the hall is the kitchen, well-appointed with modern wood-toned units fitted around a central breakfasting area. In addition to good storage, there is a downlit worktop and appliances including an under-counter washing machine and neatly integrated fridge freezer, oven, and electric hob.



The principal room features a stylish fitted wardrobe and an en-suite shower room





“Two spacious double bedrooms are carpeted and accessible from the hall”





The bedrooms and bathrooms

The two spacious double bedrooms are carpeted and accessible from the hall. The principal room features a stylish fitted wardrobe and an en-suite shower room complete with vanity storage. Lastly, a bathroom off the hall includes a shower-over-bath and additional vanity storage.

Gas central heating and full double glazing ensure the property remains warm and efficient.

Please note: Some of the rooms have been virtually staged from actual photographs of the rooms





Externally, the development is attractively landscaped with leafy greenery. It includes a fitness suite/gym for all residents to use, plus ample secure parking and visitor spaces, all unrestricted

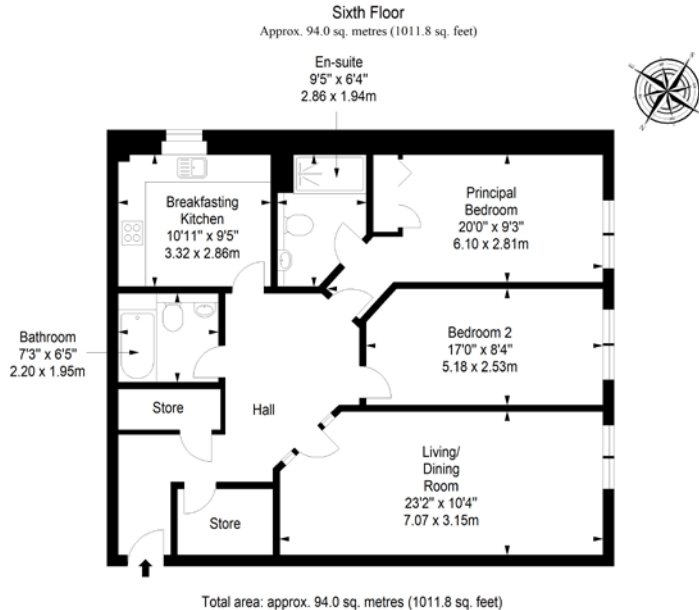


Pilrig

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.



Floorplan



EPC Rating - B | Council tax band - E | Home report Value - £250,000

Extras: The sale includes all fitted floor and window coverings, light fittings, and appliances.
Factor: James Gibb manages the factor at an approximate monthly cost of £90.



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Price & Viewings

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www.watermans.co.uk

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