



8/2 Kirk Street
Pilrig, Edinburgh
EH6 5EY



Please contact us for
more information:

0131 555 7055
property@watermans.co.uk





Summary

Welcome to a stylish main-door city flat set on the ground level of a C-listed mid-19th century classical tenement with a highly sought-after location by Leith Walk. This beautiful home enjoys a harmonic blend of period character alongside sympathetic modern interiors that are elegant and deeply inviting. It further boasts a southwest-facing reception area with an open-plan kitchen, a good-size double bedroom, and a premium two-piece shower room and separate toilet. It also has access to a communal courtyard garden that is brimming with character. Altogether, it is a wonderful home that will appeal to a very large demographic.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances (oven, gas hob, and extractor hood), a freestanding fridge/freezer and the ottoman bed to be included in the sale.

Features

- A C-listed ground-floor city flat with stylish interiors
- Part of a sought-after conservation area
- Highly desirable location in the capital
- Near superb amenities and bus and tram links
- Private main-door entrance to welcoming hall
- Open-plan kitchen/living/dining room with:
- Shaker-inspired kitchen and wooden worktops
- Period corning, picture rail, and feature fireplace
- One double bedroom with built-in storage
- On-trend 2pc shower room and separate 1pc WC
- Characterful courtyard garden for communal use
- Controlled permit parking (Zone N7)
- Traditional 12-pane sash and case windows
- Gas central heating system



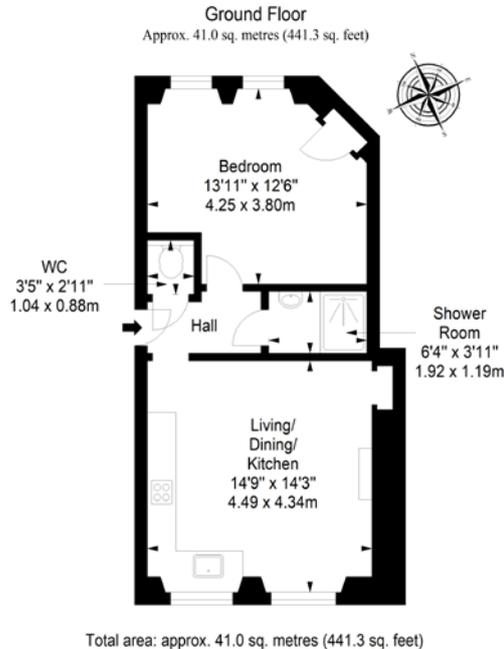






“...Access to a communal courtyard garden that is brimming with character...”

Floorplan



EPC Rating - D | Council tax band - B | Home report Value - £180,000

Price & Viewings

Please refer to our website
www.watermans.co.uk

Edinburgh

5-10 Dock Place, Leith, EH6 6LU
0131 555 7055
property@watermans.co.uk

Glasgow

193 Bath Street, Glasgow, G2 4HU
0141 483 8325
westcoast@watermans.co.uk

espc
rightmove



These particulars do not constitute part of an offer or contract. All statements contained herein whilst believed to be correct are in no way guaranteed. Intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.