



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**1/16 NORTH PILRIG HEIGHTS**

Pilrig, Edinburgh, EH6 5BS





## MODERN THIRD-FLOOR APARTMENT

Part of the highly sought-after Pilrig Heights development, this two-bedroom, third-floor apartment is a modern home that will appeal to a wide variety of buyers. The property features lightly decorated interiors that are bright and airy; plus, it has the benefit of modern fixtures and fittings, including a dining kitchen, a bathroom, and an en-suite. Furthermore, the development boasts a communal gym and an underground car park for residents. It also has a convenient setting in Pilrig, within easy reach of thriving amenities and excellent transport links, including an upcoming tramline at nearby Leith Walk. Please note, the property is on the market as a 25% share sale with Wheatley East (formerly Dunedin Canmore) who own the remaining 75%. The monthly rental payment for the 75% rented is currently £339.02. Any buyer would need to be pre-approved by the Housing Association and meet their criteria.

The apartment is reached via a secure entry system and a lift service, the front door opening into a central hall that offers built-in storage and an inviting first impression. It flows naturally into the living room. Here, a neutral palette enhances an airy ambience, along with French doors to a Juliet balcony. This reception space has a well-proportioned footprint (laid with carpet) to accommodate a choice of comfortable lounge furnishings. Next door, the dining kitchen provides an ideal setting for sociable dinner parties. It is well-appointed with cabinets and it has downlit worktops backed by white splashback tiles. It is an attractive modern design. Meanwhile, the two bedrooms are set side by side, both enjoying southerly-facing aspects. The two rooms are decorated in white and both have fitted carpets for comfort. In addition, the principal bedroom has the luxury of an en-suite shower room, whereas the second bedroom offers excellent versatility for creative use, such as an office. A modern bathroom, with a three-piece suite, completes the home.

Outside, the development provides communal garden grounds and secure underground parking.

Extras: integrated kitchen appliances, a fridge/freezer, a dishwasher, and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.



### FEATURES

- Modern third-floor apartment
- Being sold as a 25% share sale
- Part of the Pilrig Heights development
- Convenient setting in Pilrig
- On-site communal gym
- Lightly decorated interiors
- Secure entry system & lift service
- Central hall with built-in storage
- Living room with Juliet balcony
- Modern dining kitchen
- Principal bedroom with en-suite
- Versatile second bedroom
- Modern three-piece bathroom
- Communal garden grounds
- Secure underground parking





EPC RATING:

B

COUNCIL TAX BAND:

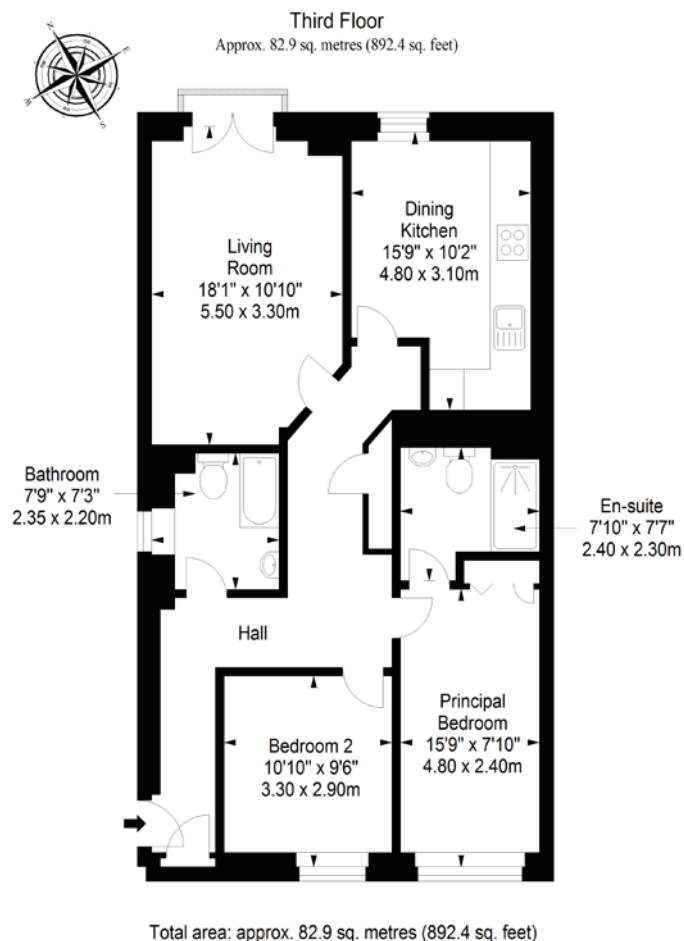
E

## VIEWINGS

By appointment with Gilson Gray on 0131 516 5366

## PILRIG

Living enviably close to the heart of the capital, adjacent to Leith's main thoroughfare and connected by 24-hour bus links, 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.



GILSONGRAY.CO.UK

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366

...

## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021

...

## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481

...

## DUNDEE

11 South Tay Street  
DD1 1NU  
01382 201 000

...

## BORDERS

01890 880 008