



GILSON GRAY

LAW • PROPERTY • FINANCE

1/30 NORTH PILRIG HEIGHTS

Pilrig, Edinburgh, EH6 5BS



Part of the sought-after Pilrig Heights development, this modern fifth-floor corner apartment has a desirable position in the capital, set within easy reach of thriving amenities and transport links (including Leith Walk's upcoming tramline). The two-bedroom home features bright and airy interiors, which are lightly decorated and finished with quality fixtures and fittings. Furthermore, it offers far-reaching views over Edinburgh from its elevated position; plus, it comes with secure parking – a handy feature in the capital.

Extras: all fitted floor and window coverings, light fixtures, integrated appliances (oven, gas hob, fridge/freezer, dishwasher, and washing machine), and bedroom two's wardrobe to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

NB: A staging company has dressed the apartment, all items of furniture are therefore not included in the sale. These items will be removed prior to settlement



FEATURES

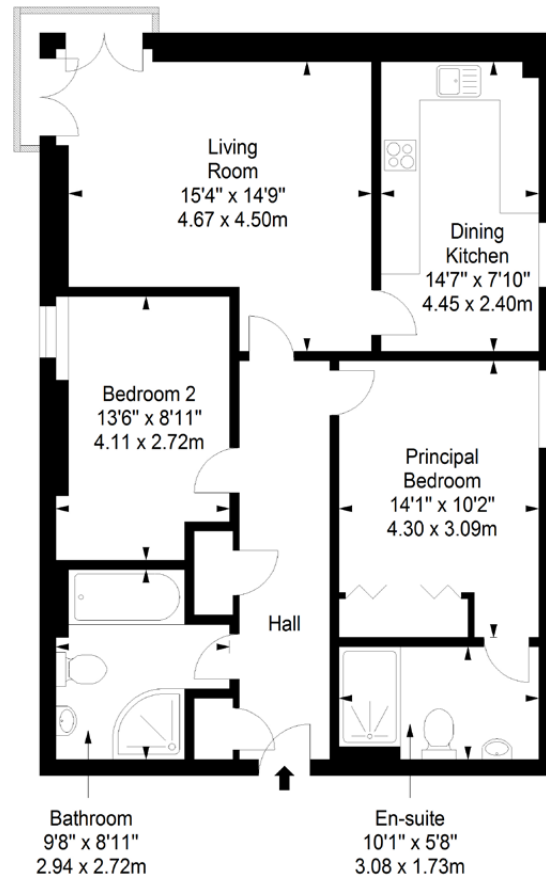
- A modern fifth-floor apartment in Pilrig
- Part of the Pilrig Heights development
- On-site communal gym and concierge service
- Lovely leafy green views over Edinburgh
- Secure entry system and lift service
- Central hall with built-in storage
- Living room with Juliet balconies
- Modern, integrated dining kitchen
- Principal suite with mirrored wardrobe
- Second double bedroom
- Large 3pc en-suite shower room
- 4pc family bathroom with shower cubicle
- Well-kept communal garden grounds
- Secure underground carpark and bike sheds
- EPC Rating - B
- Council Tax Band - E



"A MODERN FIFTH-FLOOR APARTMENT IN PILRIG, A PRINCIPAL SUITE WITH MIRRORED WARDROBE AND A SECOND DOUBLE BEDROOM"



Fifth Floor
Approx. 80.6 sq. metres (867.6 sq. feet)



Total area: approx. 80.6 sq. metres (867.6 sq. feet)



GILSON GRAY

LAW • PROPERTY • FINANCE

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

@gilsongrayprop gilson gray property gilson gray property @gilsongrayprop



These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.