

PILRIG
25 PILRIG HOUSE CLOSE
EH6 5RF



EPC RATING: D

OFFERS OVER £165,000



SUPER ONE BED RETIREMENT COTTAGE IN QUIET CUL DE SAC WITH LOVELY OUTLOOKS FRONT & REAR

This rarely available property for the over 60's has direct access to the communal garden to rear, and beautiful open views over Pilrig Park to rear and the courtyard to front. The flat itself has been updated to a very high standard over recent years, with a new kitchen and bathroom, and has oodles of storage. Easy access into the city centre and all the amenities of Leith Walk. Victoria Swim Centre is on the doorstep with its wide range of leisure facilities.

VIEWING

By Appointment Pls Call 0131 4466850

PROPERTY DESCRIPTION

- Entrance porch with storage locker and further storage in the internal hallway
- Good sized living room with feature fireplace with electric fire
- Inner hallway with large storage cupboard and access to insulated loft space
- Modern kitchen refitted in 2015 with a good range of white high gloss units & appliances, with door to communal rear garden overlooking the park
- Bright double bedroom with large fitted wardrobe with sliding doors
- Spacious updated shower room with large walk-in shower cubicle, sink & wc
- Electric heating & double glazed windows
- Small front garden in courtyard setting, direct access to communal rear garden area and surrounded by well maintained landscaped gardens
- Private residents' parking
- Charles White is the Factor, approx. £70 a month to cover block buildings insurance and maintenance of the development overall

AREA

Pilrig is a well established, popular area close to the heart of the capital, particularly the new St James Quarter and Omni Centre. Also a short stroll to Leith Walk with its outstanding shopping, entertainment, cultural amenities and a bustling selection of coffee shops, bars & restaurants. Music & arts venues in the immediate area host an eclectic array of year-round events, festivals, theatre productions & street food markets. Pilrig Park is on the doorstep providing tranquil scenic walks and the Water of Leith's walkway & cycle path are also nearby. For indoor sports & recreation, Leith's Victoria Swim Centre provides a pool, a sauna, a steam room and a gym, as well as fitness studios & classes. There are numerous

bus services available nearby taking you into the city centre or down to the Shore, and the property is walking distance from the new Balfour Street tram stop. Ferry Road provides a swift route to Edinburgh Airport, the motorway network and the Forth Bridge.

EXTRAS

The blinds/curtains, light fittings, electric hob, electric oven, washing machine and fridge freezer are included in the sale.

HOME REPORT VALUATION

£175,000

Living room	14'7 x 10'8 (4.44 x 3.25m)
Kitchen	12' x 5'10 (3.66 x 1.78m)
Bedroom	11'4 x 9'11 (3.45 x 3.02m)

Contact:

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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing. In order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally. None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition. No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

