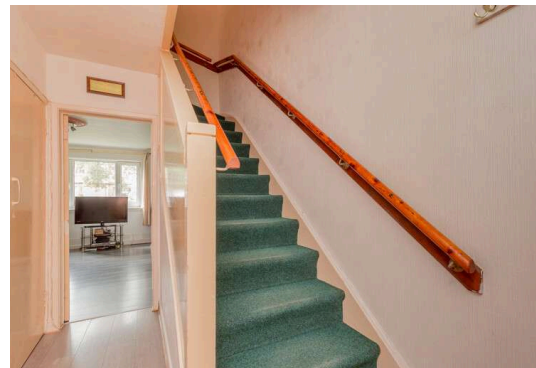


**33/2 Pilrig Street
Edinburgh EH6 5AR**

Offers Over £185,000

- Living/dining room with large storage cupboard
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and white goods included in sale
- Two double bedrooms both with storage space
- Bathroom with three-piece suite and mains shower over bath
- Hallway with large storage cupboard
- Gas central heating and double glazing
- Communal drying area
- Residents permit parking



Flat

Blair Cadell are delighted to bring to market this spacious two bed maisonette flat conveniently placed at Pilrig Park. With superb local amenities and access to the city centre via the tram, the property will appeal to many.

The accommodation comprises of an entrance hallway with a useful large storage cupboard leading through to a large living/dining room that is perfect for relaxing with friends and family and a useful storage cupboard as well. A galley kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and white goods which are included in the sale. There are two double bedrooms with one featuring fitted wardrobes and the second has a useful storage cupboard. Bathroom with a three-piece suite and mains shower over the bath. The property benefits from gas central heating and double glazing throughout for maximum efficiency. A communal drying area and residents permit parking. *No warranties given for systems or appliances*

The property is situated in Leith to the north east of Edinburgh's city centre, making it extremely accessible both on foot and by bus and soon to be tram. It is within close proximity of an excellent range of local shops, bars, restaurants and recreational facilities such as Pilrig park. The Playhouse Theatre and Omni Centre are a short walk away with a multi-screen cinema, Nuffield health club and leisure facilities. There is a good bus service providing links to the city centre and other areas. Waverley Train Station and St Andrews Square Bus Station are also within easy walking distance. For larger shopping requirements, there is a Sainsbury's at Meadowbank and the nearby Ocean Terminal contains a host of high street retailers and at the top of Leith Walk there is the new St James Centre. The fashionable Shore area of Leith is also close by, offering numerous stylish bars and eateries.

Council Tax Band B

Energy Rating C

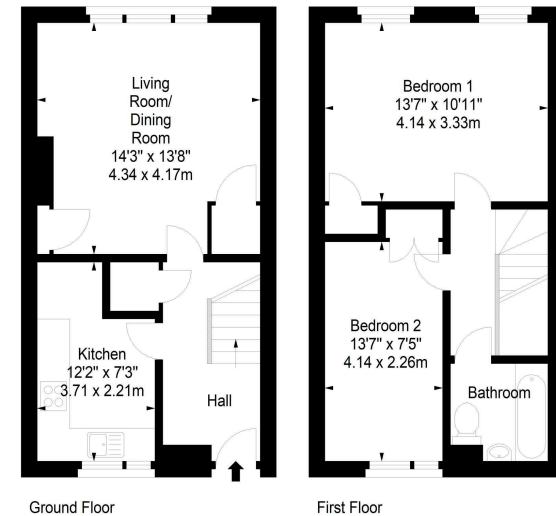
Viewing by appointment on 0131 337 1800



Pilrig Street, EH6 5AR



Approx. Gross Internal Area
742 Sq Ft - 68.93 Sq M
For identification only. Not to scale.
© SquareFoot 2023



Property Centre:
1 Harrison Gardens
Edinburgh EH11 3NA
Tel: 0131 337 1800
Fax: 0131 337 1118

DX ED 92, Edinburgh
E-mail: property@blaircadell.com
www.blaircadell.com



rightmove

OnTheMarket

Blair Cadell
solicitors + estate agents