



GILSON GRAY

LAW • PROPERTY • FINANCE

FLAT 35, 39 PILRIG HEIGHTS

Pilrig, Edinburgh, EH6 5FD



This sixth-floor flat forms part of the desirable Pilrig Heights development, offering fantastic shared facilities such as a concierge service, a gym, and a secure under-cover car park. The flat is presented with neutral décor and modern fixtures and fittings, and includes a generous reception area, a breakfasting kitchen, two double bedrooms, an en-suite shower room, and a bathroom. It boasts wonderful far-reaching views of the city skyline and lies within easy reach of excellent amenities.

Extras: Integrated kitchen appliances comprising an oven, hob, extractor fan, and fridge/freezer will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.



FEATURES


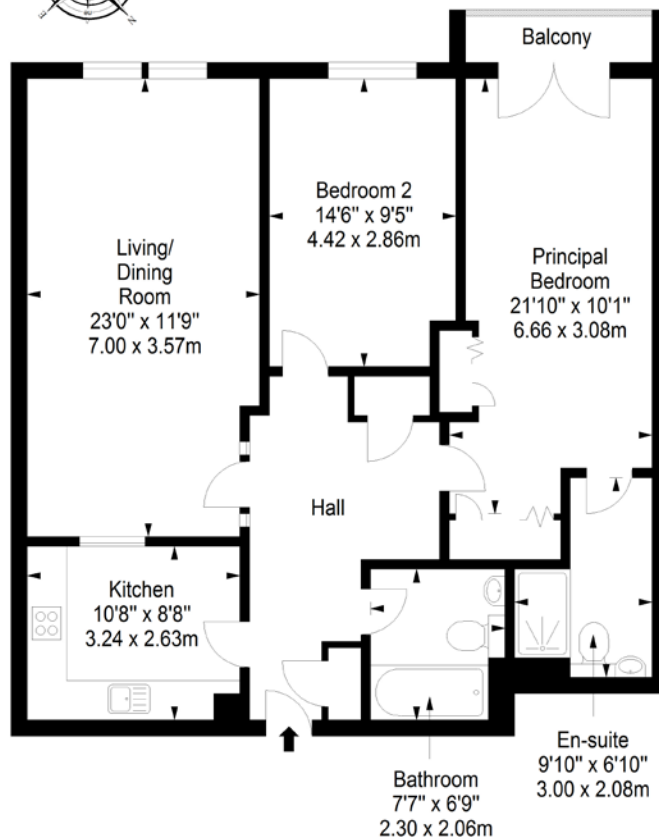
- Sought-after luxury development in Pilrig
- Sixth-floor flat
- Neutral interiors and far-reaching views
- Secure shared entrance and lift service
- Welcoming hall with storage
- Southerly-facing living/dining room
- Modern breakfasting kitchen
- Two double bedrooms
- One en-suite shower room
- Bathroom with shower-over-bath
- Secure under-cover car park
- Concierge service and gym
- EPC Rating - B
- Council Tax Band - E



"THIS SIXTH-FLOOR
FLAT FORMS PART OF A
SOUGHT-AFTER LUXURY
DEVELOPMENT IN PILRIG
AND BOASTS FAR-
REACHING VIEWS OF THE
CITY SKYLINE."



Sixth Floor
Approx. 91.6 sq. metres (986.0 sq. feet)

Total area: approx. 91.6 sq. metres (986.0 sq. feet)

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

2 West Marketgait
DD1 1QN
01382 201 000



BORDERS

01890 880 008

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