

GILSONGRAY

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) Balconv Bedroom 2 14'6" x 9'5" 4.42 x 2.86m Living/ Principal Dining Bedroom Room 21'10" x 10'1" 23'0" x 11'9" 6.66 x 3.08m 7.00 x 3.57m Hall Kitchen 10'8" x 8'8" 3.24 x 2.63m En-suite 9'10" x 6'10" Bathroom 3.00 x 2.08m 7'7" x 6'9" 2.30 x 2.06m

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

@gilsongrayprop

espc) CHARTERED FIRM

PROTECTED



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square EH1 2BW 0131 516 5366

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GLASGOW

160 West George Street G2 2HQ 0141 530 2021

EAST LOTHIAN

33 Westgate EH39 4AG 01620 893 481

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DUNDEE

2 West Marketgait DD1 1QN 01382 201 000

BORDERS 01890 880 008

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 not interest with us. Our clients reay offers 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 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 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 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 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.

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