

1 Pilrig Heights EDINBURGH EH6 5AB

Offers Over £375,000

- Large living room featuring decorative fireplace
- Kitchen/dining room fitted with a range of floor and wall mounted units, gas hob and electric oven and integrated appliances
- Three double bedrooms all with built in wardrobes and two featuring en-suites
- Shower room fitted with two-piece suite
- Utility room
- Gas central heating and double glazing throughout
- Private garden with decked area
- Internal garage and driveway

Council Tax Band: G

Tenure: Freehold

Annual Service Charge: £1235

Shared Ownership: No



2



3



3



EPC B



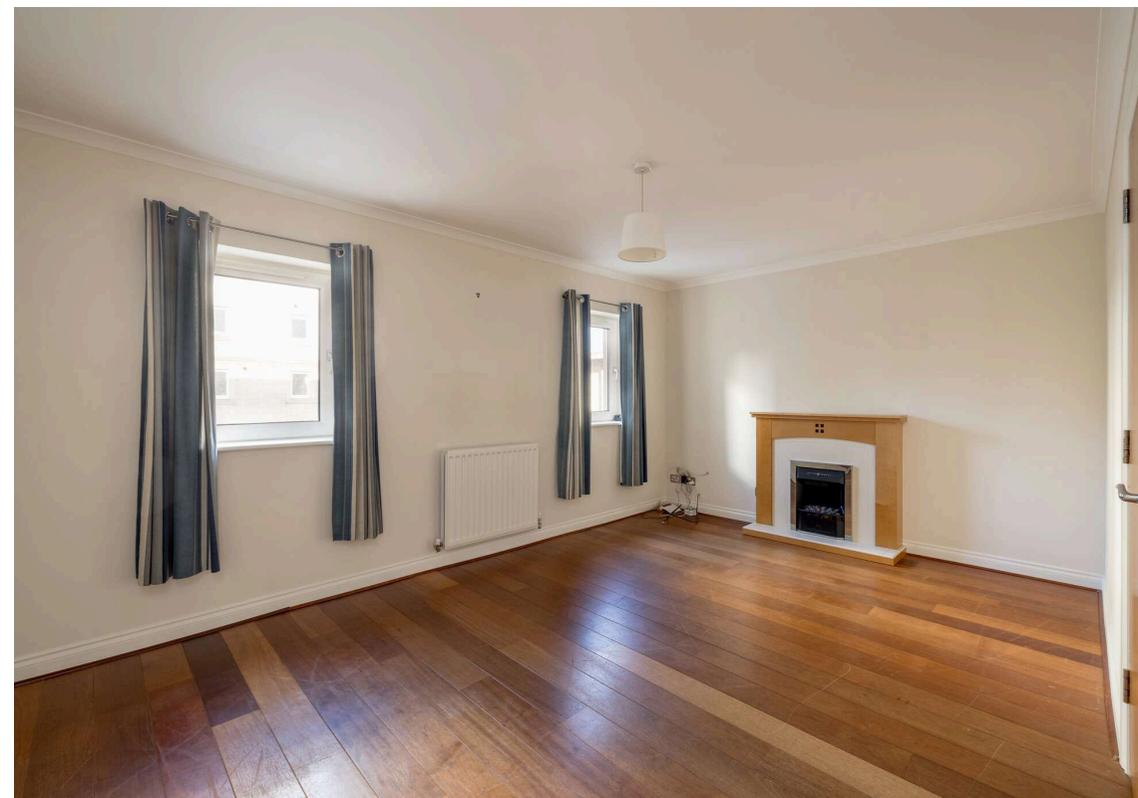
End Terrace Villa

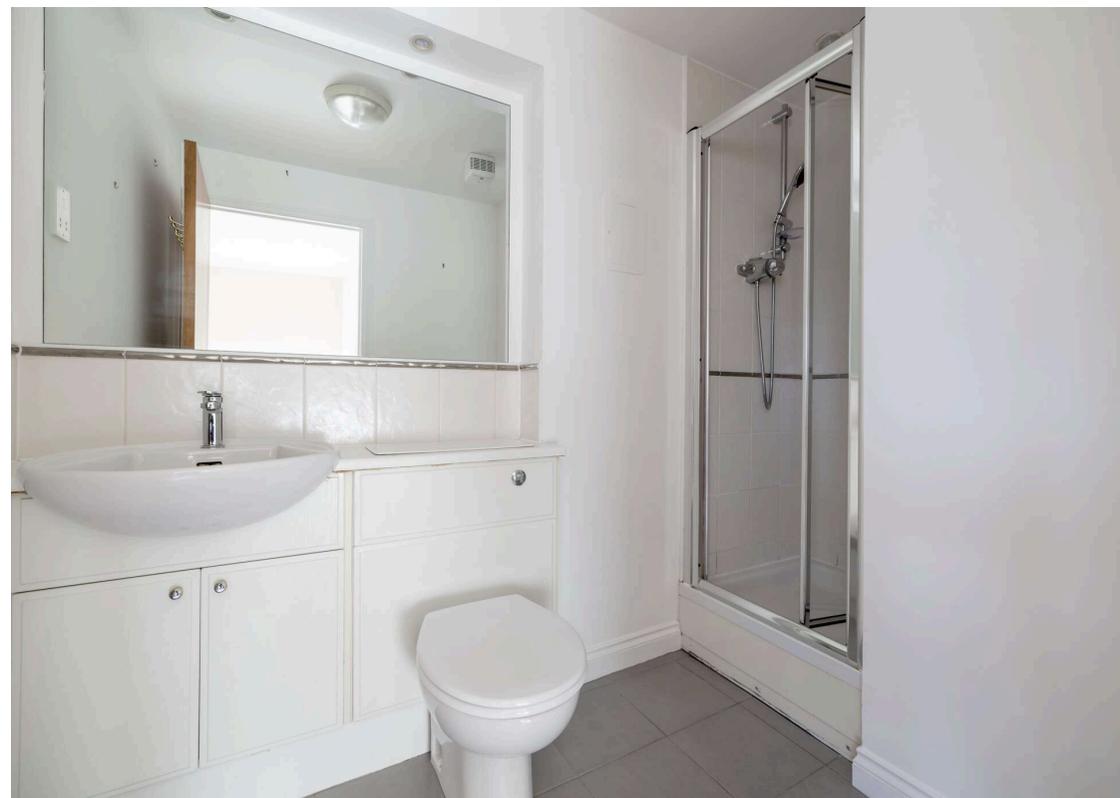
Blair Cadell is delighted to present this superb end-terraced house in the vibrant heart of Leith. With three spacious double bedrooms and excellent transport links to the city centre and beyond, this fantastic home will appeal to a wide range of buyers. Early viewing is highly recommended.

The accommodation comprises a generous living room, featuring a charming decorative fireplace—an inviting space perfect for relaxing with family and friends. The well-appointed kitchen/diner offers direct access to a private balcony, making it ideal for entertaining. It is fitted with a range of wall and floor-mounted units, a gas hob, a double oven, and integrated appliances. The property boasts three well-proportioned double bedrooms, all benefiting from built-in wardrobes for ample storage. Two of the bedrooms feature en-suites—one with a shower and two-piece suite, while the master bedroom enjoys a stylish three-piece suite with a mains-powered shower over the bath. Additionally, there is a separate shower room with a two-piece suite and a convenient utility room providing extra storage space and housing white goods. Further benefits include gas central heating and double glazing throughout for energy efficiency. Externally, the private rear garden features a decked area, perfect for summer barbecues, along with a useful bike store. The property also offers off-street parking via a private driveway and an integrated single garage. The property is factored by James Gibb with monthly charge of approximately £103 and this includes building insurance and upkeep of common grounds.

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.

Viewing by appointment on 0131 337 1800





**Pilrig Heights,
Edinburgh, EH6 5AB**



Approx. Gross Internal Area
1333 Sq Ft - 123.84 Sq M
Garage

Approx. Gross Internal Area
142 Sq Ft - 13.19 Sq M

For identification only. Not to scale.
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