



RALPH SAYER
SOLICITORS & ESTATE AGENTS

6/4 Pilrig Heights

Edinburgh EH6 5BF

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Forming part of a luxury contemporary development, with a secure underground car park, a private gym, and a concierge service, this beautifully presented two bedroom, two bathroom ground floor apartment (with a private terrace) is situated in popular Pilrig. This central location lies within strolling distance of excellent local amenities, the city centre and close to Leith's Shore district's eclectic array of bars, cafés, and restaurants.

On entering you are greeted by a generous hallway, with plenty of storage. Continuing through, you'll discover an airy living and dining room that enjoys a tranquil aspect. Bathed in natural light, this expansive area is perfect for entertaining, with a semi-open plan layout to a spacious kitchen. Adjacent to the dining area a large opening leads into a modern kitchen designed for both functionality and style. Featuring a comprehensive selection of sleek cabinets and an integrated fridge/freezer.



Property Summary

- Modern ground floor apartment
- Spacious living & dining room
- Generous fitted kitchen
- Master bedroom with en-suite shower room
- Further double bedroom
- Three-piece bathroom
- Concierge Service
- Secure underground parking
- On-site gym
- EPC Rating - B | Council Tax Band - E

Home Report Value - £250,000





Stylish,
two bedroom,
ground floor
apartment





The appealing apartment accommodates two double bedrooms; both tastefully-presented and incorporate built-in wardrobes, whilst the master bedroom has the added luxury of its own en-suite shower room and patio doors open onto a secluded terrace. Finally, an immaculate three piece bathroom.

Externally, the development is landscaped, with the lovely Pilrig Park, a short stroll away.

The development, benefits from a concierge service, secure underground parking and on-site gym

The development is maintained by James Gibb; a fee of £120 per month, covers maintaining and cleaning the communal stair and windows, maintaining the landscaped grounds, any general repairs and block buildings insurance.

Extras: fitted floors, light fittings, curtains, blinds, oven, hob and integrated fridge/freezer, to be included in the sale.



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dream property!



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property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP



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Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Ground Floor
Approx. 86.2 sq. metres (927.5 sq. feet)



Location



PILRIG PARK

Pilrig lies approximately one and a half miles from the city centre and has quick and easy access to good variety of local shops and facilities on nearby Leith Walk, as well as a Tesco supermarket at Canonmills. The Ocean Terminal shopping centre boasts a number of high street names as well as a multi-screen cinema, gym and various eateries. The popular Shore district is within walking distance and provides a variety of cosmopolitan bars and restaurants. Pilrig Park, the Botanic Gardens and the Water of Leith are close by providing walking and cycling paths as well as a peaceful place to relax. Education offers an excellent selection of nurseries, primary and secondary schools in the area. The heart of the financial and commercial sectors can be reached on foot or by car or by the good regular bus services running from the area. For the commuter there is easy access to the East Coast, Forth Road Bridge, City Bypass and motorway networks beyond.