

**24 Pilrig House Close
Edinburgh EH6 5RF**

Offers Over £175,000

- Charming 1 bed terraced bungalow
- Peaceful retirement development
- Views towards Pilrig Park
- 1 Double bedroom
- Breakfasting kitchen with access to rear communal garden
- Shower room with walk in shower and two piece suite
- Communal gardens
- Residents Parking

Council Tax Band: B

Tenure: Freehold

Annual Service Charge: £840

Shared Ownership: N



£175,000



Charming 1 bed Mid Terrace Bungalow

24 Pilrig House Close is a charming one-bedroom, mid-terraced bungalow, set within a peaceful and well-maintained retirement development. Situated within the popular Pilrig area of the city, this rarely available property for the over 60's offers direct access to the communal garden to rear providing beautiful open views towards Pilrig Park and Arthur's Seat.

The property comprises an entrance porch with external storage cupboard, leading into a vestibule which provides additional storage and onward to a bright lounge enjoying views over the courtyard and communal gardens. The breakfasting kitchen is fitted with an electric oven and ample wall- and floor-mounted units, with direct access to the rear communal garden, which enjoys open views towards Pilrig Park and Arthur's Seat. The double bedroom benefits from built-in wardrobes, while the shower room features a wet-walled walk-in mains shower and two-piece suite.

Pilrig is a well-established and popular residential area located within the Leith District of the city, just north of the city centre. The area provides a desirable residential setting with easy access to local and city centre amenities.

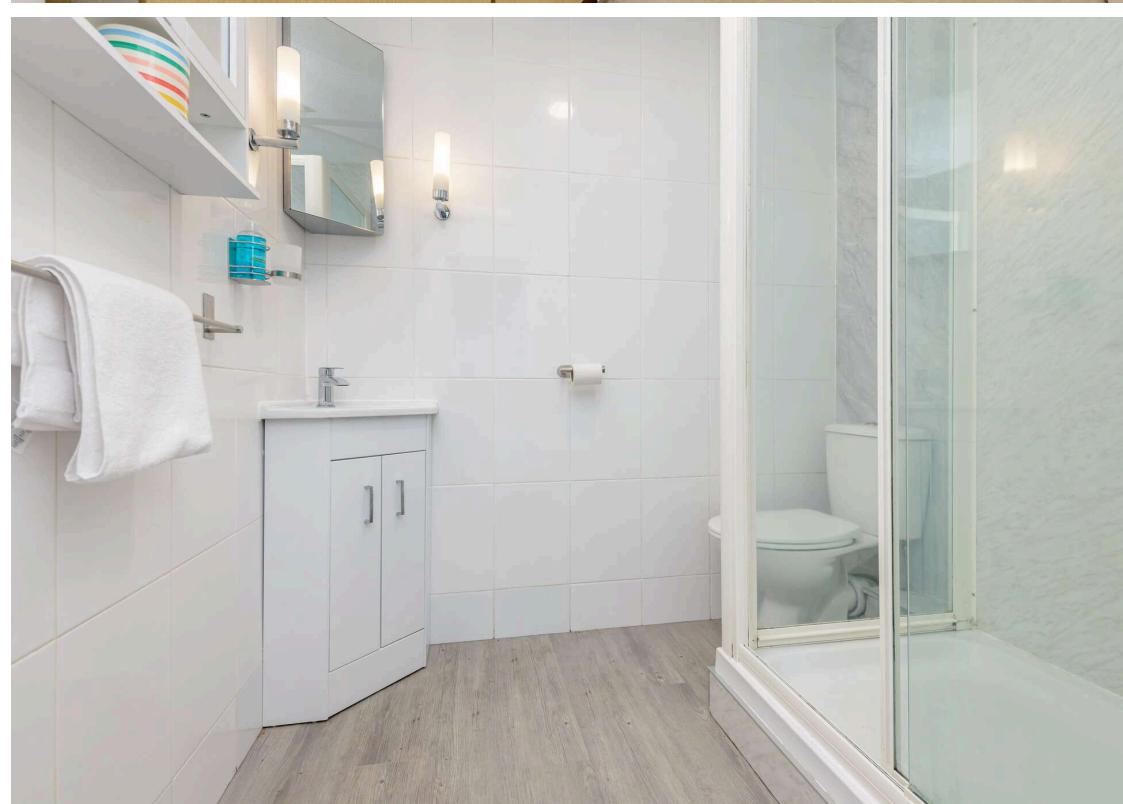
Local amenities are plentiful, with a wide variety of independent shops, cafés, bars, and restaurants available along Leith Walk and in nearby Leith. The area is well served by supermarkets, schools, and healthcare facilities. For outdoor recreation, residents can enjoy Pilrig Park and the nearby Water of Leith Walkway, which offers scenic walking and cycling routes through the city.

Pilrig benefits from strong transport links, including frequent bus services providing swift access to Edinburgh city centre, Leith, and surrounding areas. The nearby Tram stop at on Leith Walk offers direct connections to the city centre, Edinburgh Airport, and Newhaven.

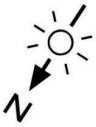
Please note this is a retirement development suitable for age 60 plus. The development is managed by Charles White and a payment of approx £70 per month which covers block buildings insurance and general maintenance of the development including gardening.

Viewing By appointment 0131 337 1800





Pilrig House Close,
Edinburgh,
Midlothian, EH6 5RF



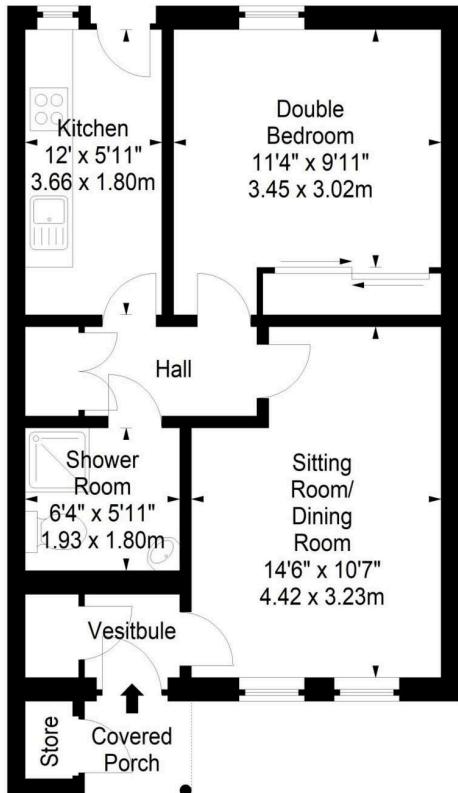
Approx. Gross Internal Area
478 Sq Ft - 44.41 Sq M

Store

Approx. Gross Internal Area
7 Sq Ft - 0.65 Sq M

For identification only. Not to scale.

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Ground Floor



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