



78 Pilrig Street, Edinburgh, EH6 5AS

*Charming four-bedroom terraced house with private gardens and views over Pilrig Park*

URQUHARTS  
EDINBURGH



## DESCRIPTION

78 Pilrig Street is a charming, generously proportioned four-bedroom terraced house, forming part of a traditional Victorian building with private gardens and views over Pilrig Park. The property is superbly situated in the desirable Pilrig Conservation area within walking distance to the city centre, excellent schools, amenities and public transport links.

Entrance hall; bright and spacious bay windowed living room with gas fireplace and ornate cornicing; family room with gas fireplace and direct access to the rear garden (which could be used as bedroom 5); dining room with gas fireplace leading to the kitchen; fitted kitchen with wall & base units, appliances and further access to the rear garden; and a shower room. On the upper level, there are four good-sized double bedrooms, one with bay window offering stunning views over Pilrig Park, and a bathroom with three-piece suite.

## ACCOMMODATION

Entrance vestibule & hall. Living room. Family room / Double bedroom 5/office. Dining room. Kitchen. Four double bedrooms. Shower room. Bathroom.

Gas central heating. Double glazing. Well-maintained paved and chipped front garden, with an enclosed west-facing rear garden mainly laid to lawn over split levels with patio area.



## LOCATION

Pilrig Street lies just off Leith Walk, on the northeast side of the city, just over 1 mile from Princes Street. Local shops cater for everyday needs including a Tesco Express and Sainsburys on Leith Walk and Tesco and Lidl superstores at Canonmills, with more extensive shopping available at the St James Quarter with its selection of high street stores, cinema, bars, and restaurants. The cosmopolitan Shore area of the city and Newhaven can now be accessed by the new trams on Leith Walk only a short walk from the property, as well as regular buses operating to and from the city centre and surrounding areas. For the commuter, Waverley Train Station and St Andrew's Bus Station are also within proximity, with The City Bypass easily accessible linking to the major motorway network, Edinburgh Airport and the Forth Road



Bridge/Queensferry Crossing. Leisure and recreational facilities include the Omni Centre, Edinburgh Playhouse Theatre and the Leith Victoria swim centre, with Pilrig Park, The Royal Botanic Gardens, Leith Links, Carlton Hill, and Water of Leith Walk & Cycle Pathway ideal for pleasant walks. Catchment schools include Broughton Primary, St Mary's RC Primary School, Drummond Community High and St Thomas of Aquin's RC High School.

### **INCLUDED IN SALE**

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

### **PRICE AND VIEWING**

For price and viewing arrangements please contact Urquharts 0131 556 2896

### **HOME REPORT**

The Home Report is available at [www.espc.com](http://www.espc.com) or by contacting Urquharts Property on 0131 556 2896 or email: [property@urquharts.co.uk](mailto:property@urquharts.co.uk). All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band **G**

The property has an Energy Rating Category **D**

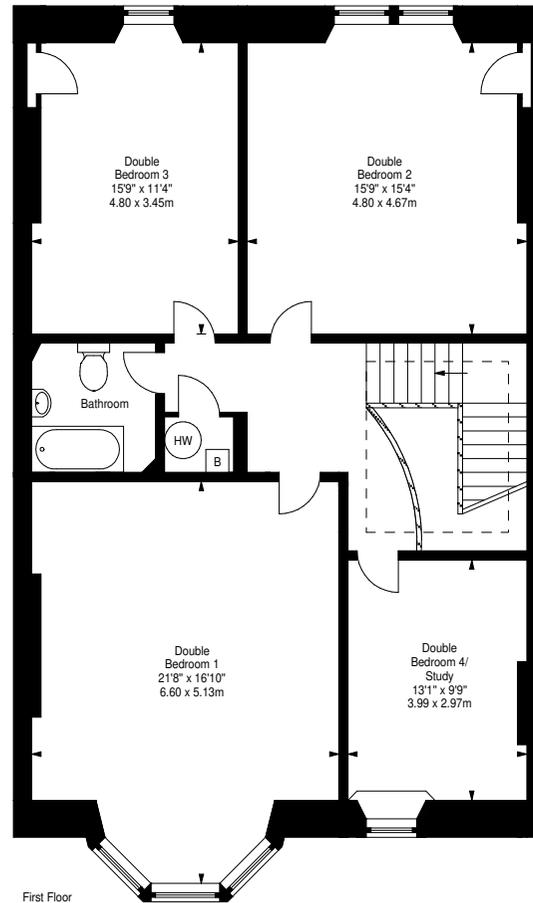
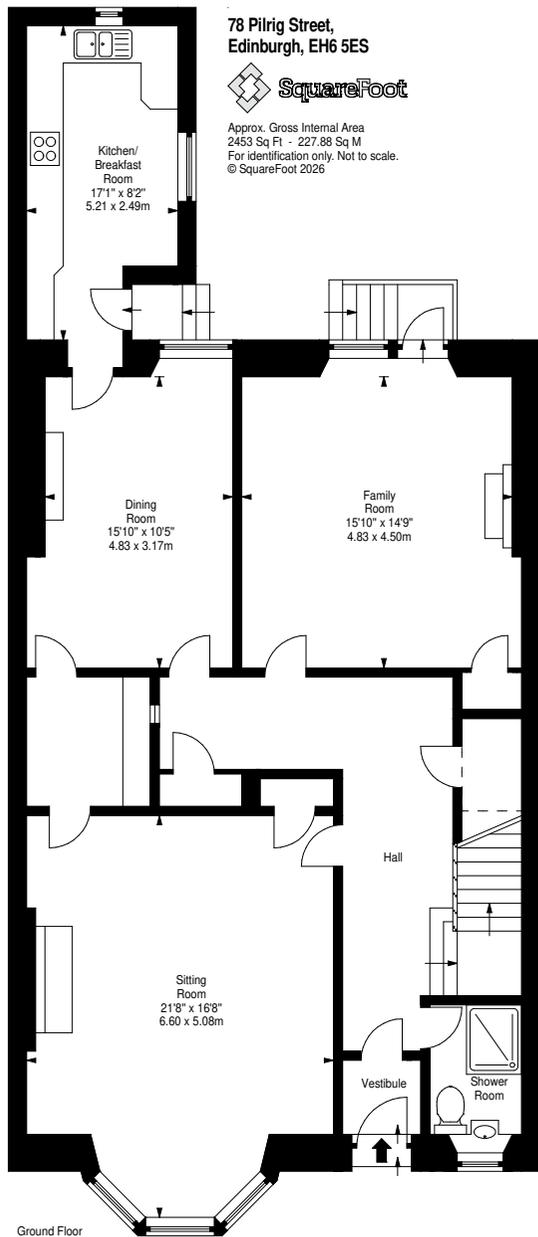
Tenure Freehold



78 Pilrig Street,  
Edinburgh, EH6 5ES



Approx. Gross Internal Area  
2453 Sq Ft - 227.88 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



## NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email [property@urquharts.co.uk](mailto:property@urquharts.co.uk).