

12/45 Pilrig Heights

PILRIG, EDINBURGH, EH6 5BB



Generous two-bedroom apartment in the Telford Building forming part of the sought after Pilrig Heights development



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McEwan Fraser is delighted to present this generous two-bedroom apartment in the Telford Building which forms part of the sought after Pilrig Heights development. Located on the sixth floor with a view towards Edinburgh Castle, the property is one of the largest styles of an apartment in the development and offers excellent proportions throughout. Alongside two double bedrooms with en-suite to master, there is a spacious living room, separate kitchen, main bathroom, plenty of integrated storage, gas central heating, double glazing secure entry system, lift access, an underground car park, concierge, gym and further on-street parking for visitors.

THE LOUNGE/DINER



Internally, the flat is presented in excellent condition and accommodation is focused towards a generous lounge/diner. The proportions on offer give plenty of flexibility to different furniture configurations. This will give an incoming purchaser plenty of scope to create their ideal entertaining space.



THE KITCHEN



The kitchen comprises a full range of base and wall mounted units providing ample prep and storage space for the aspiring chef. Gas hob oven and grill are integrated while further space is provided for freestanding appliances.



The larger bedroom is a superb double with plenty of space for a full suite of bedroom furniture alongside an integrated wardrobe. This bedroom also enjoys an attached en-suite shower room. The second bedroom is also a well-proportioned double which also includes an integrated wardrobe.

THE MASTER BEDROOM



BEDROOM 2



THE BATHROOM



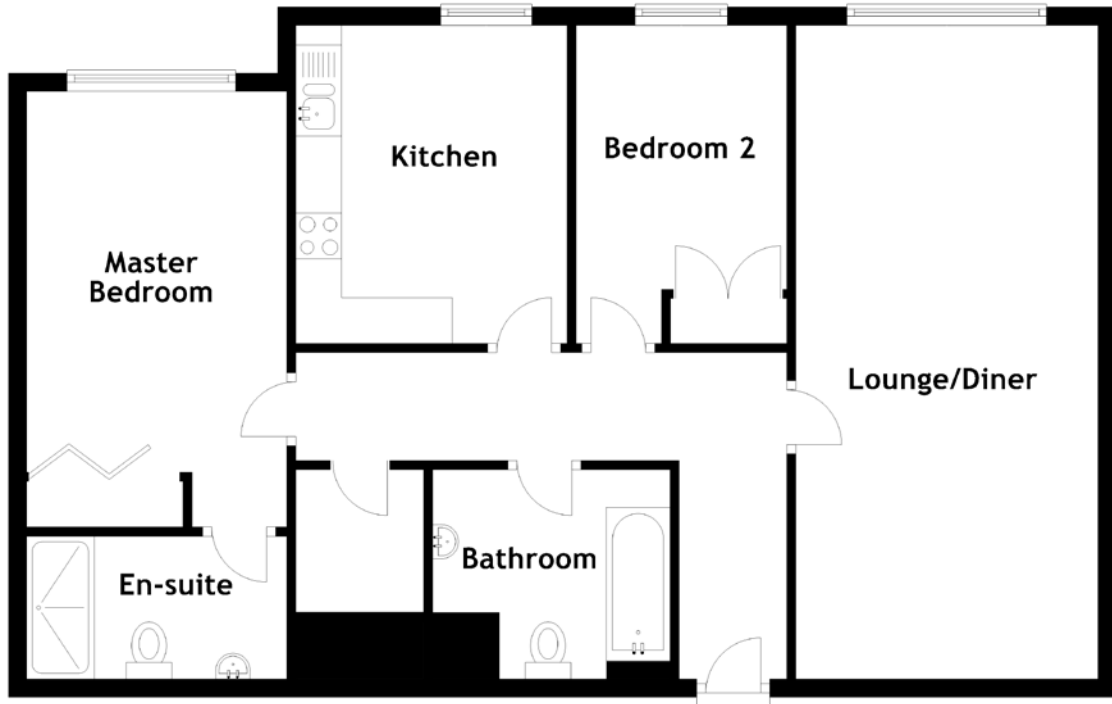
The accommodation is completed by the master bathroom which is partially tiled and boasts a three-piece white suite.

The is an ideal first time buy or sound buy to let investment and viewing is highly recommended.

THE EXTERIOR



FLOOR PLAN, DIMENSIONS & MAP

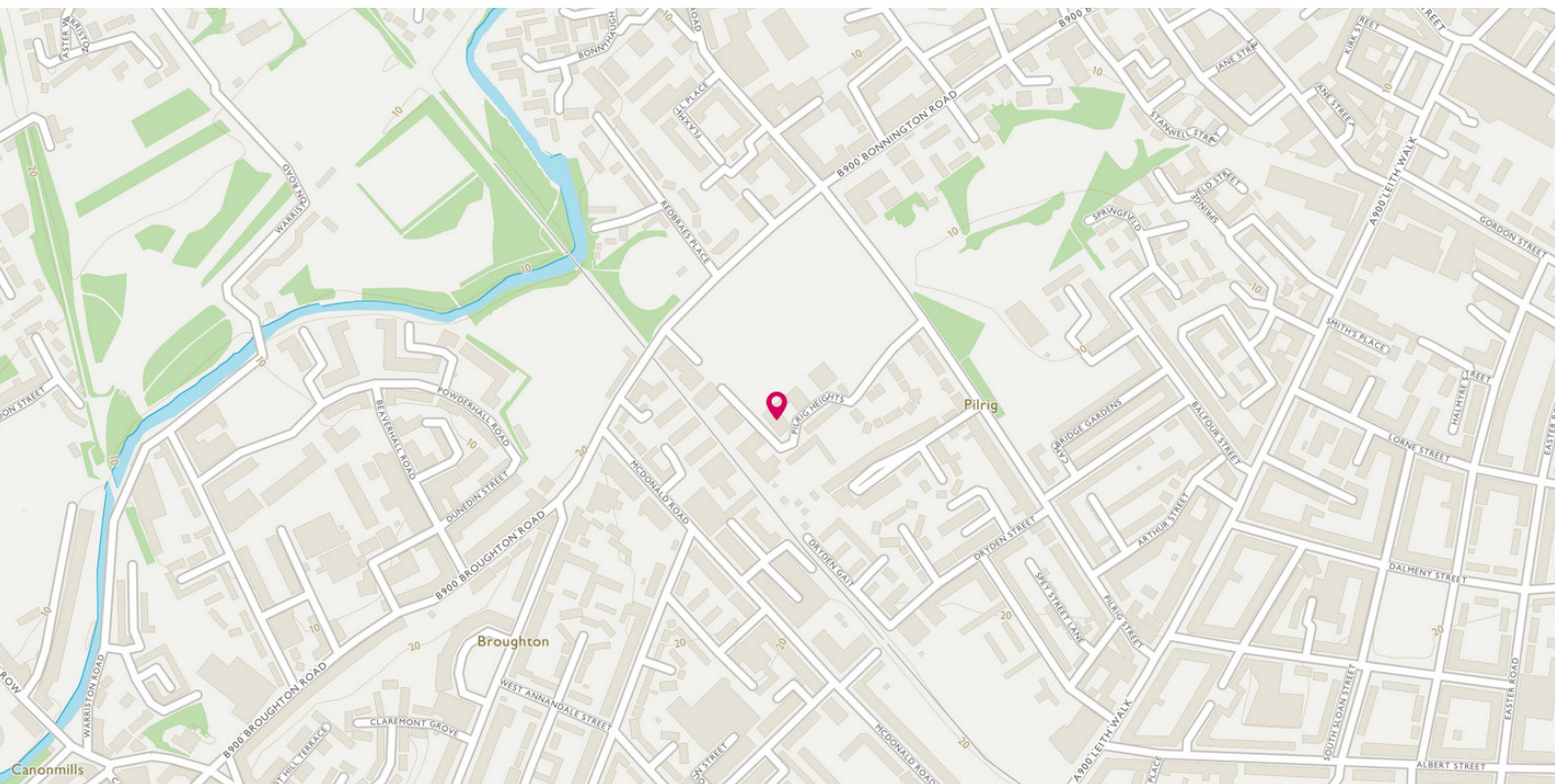


Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	7.16m (23'6") x 3.31m (10'10")
Kitchen	3.48m (11'5") x 2.97m (9'9")
Master Bedroom	4.77m (15'8") x 2.85m (9'4")

En-suite	2.85m (9'4") x 1.56m (5'1")
Bedroom 2	3.48m (11'5") x 2.31m (7'7")
Bathroom	2.60m (8'6") x 2.29m (7'6")

Gross internal floor area (m²): 87m²
EPC Rating: B



THE LOCATION

This property is situated in a popular residential district just to the north east of Edinburgh city centre.





The area is well served with a variety of local shopping facilities with a choice of building societies, banking and Post Office services all nearby. The local shops, which include a large branch of Tesco, will provide all the usual daily requirements but should more specialised shopping facilities be required, it is a simple matter to travel into the city centre.

Using one of the many and frequent bus services that pass through the district, the journey of approximately a mile into the middle of Princes Street only takes a few minutes.

A short journey away, Leith waterfront provides a host of cafés, galleries and Michelin starred restaurants. Each year the Leith Arts Festival provides a vibrant mixture of art and music from around the world.

If this isn't enough there is also a large Asda store and Ocean Terminal Shopping Centre to accommodate a vast variety of shopping needs.

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