

10/17 Pilrig Heights

EDINBURGH, EH6 5BB



*TWO BEDROOM APARTMENT WITH BALCONY IN
THE SOUGHT AFTER PILRIG HEIGHTS DEVELOPMENT*



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McEwan Fraser is delighted to present this generous two-bedroom apartment with a balcony in the Watt Building which forms part of the sought after Pilrig Heights development. Located on the second floor, the property is one of the largest styles of 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.



Internally, the flat is presented in excellent internal order and accommodation is focused towards a generous living room. There is ample space for a large suite and a dining table. The proportions on offer give plenty of flexibility of different furniture configurations. This will give an incoming purchaser plenty of scope to create their ideal entertaining space. The adjacent kitchen comprises a full range of base and wall mounted units, with a range of integrated appliances, alongside a handy breakfast bar. The larger bedroom, which has been re-purposed with a desk and exercise bike during lockdown, is a superb double with plenty of space for a full suite of bedroom furniture alongside two integrated wardrobes. This bedroom also enjoys access to a balcony and attached en-suite shower room. The second bedroom is also a well-proportioned double with a large integrated wardrobe. The accommodation is completed by the master bathroom which is partially tiled and enjoys a white suite with mains shower over bath.

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

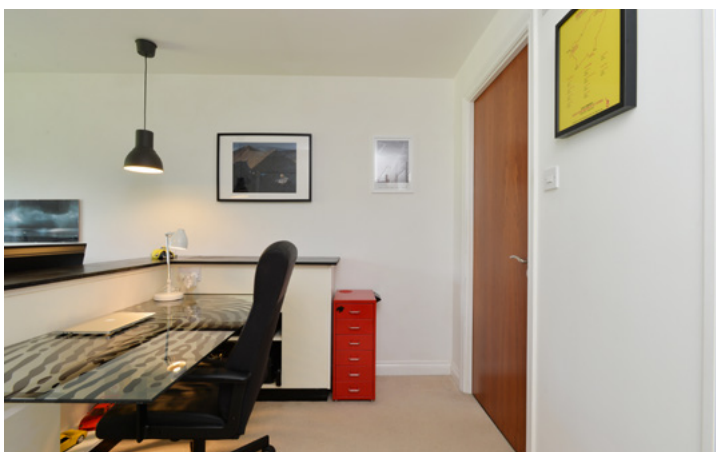
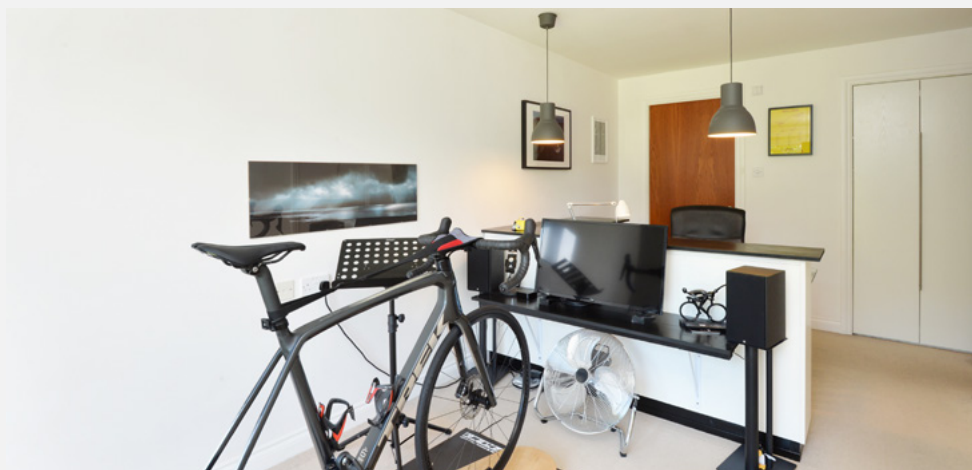
the lounge



the kitchen



master & en-suite





bedroom 2





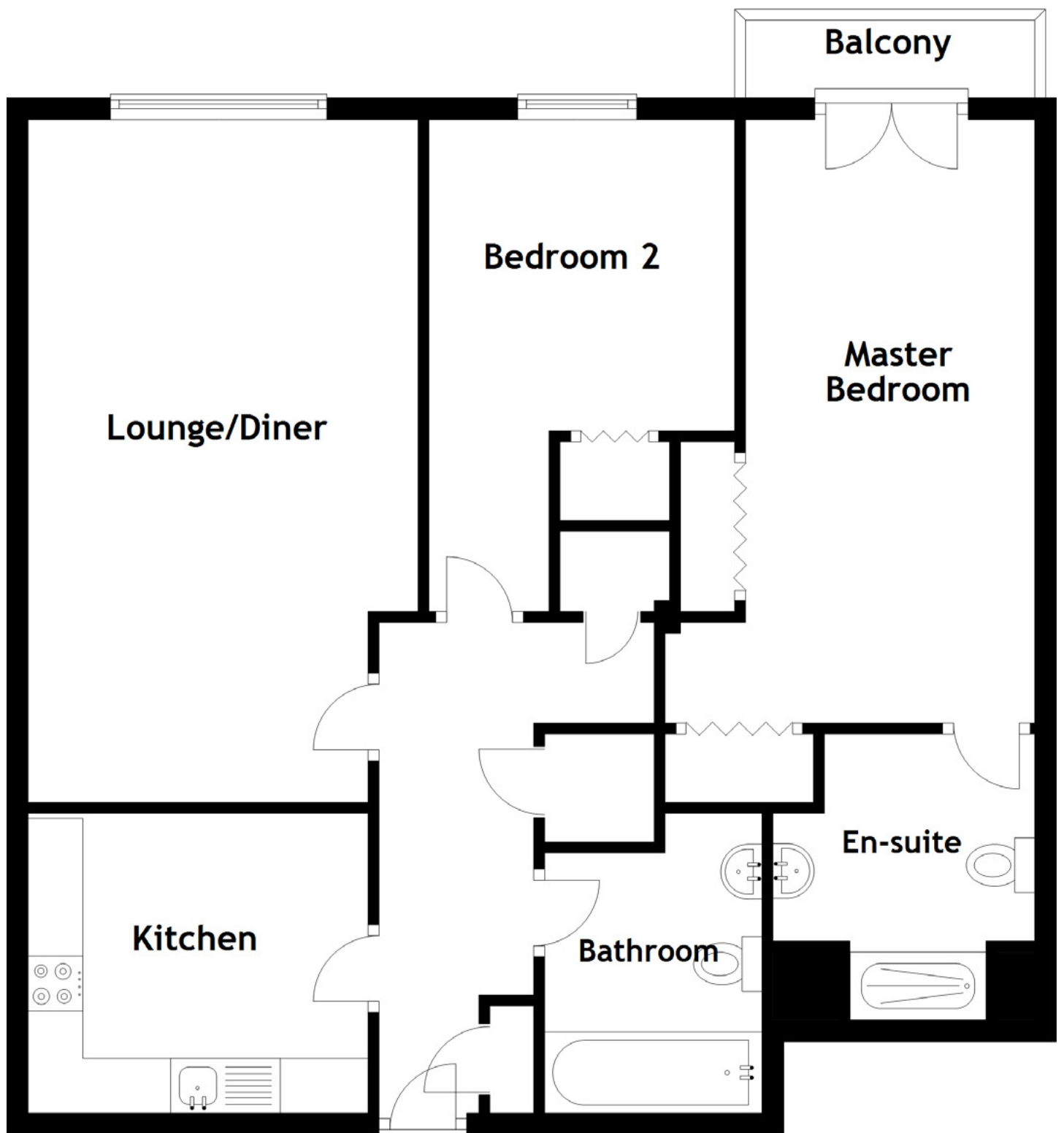
the bathroom





the hallway





Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	6.17m (20'3") x 3.56m (11'8")	Bathroom	2.90m (9'6") x 1.98m (6'6")
Kitchen	3.25m (10'8") x 2.58m (8'6")	Gross internal floor area (m ²): 84m ² EPC Rating: B	
Master Bedroom	5.45m (17'11") x 3.52m (11'7")		
En-suite	2.39m (7'10") x 1.89m (6'2")		
Bedroom 2	4.49m (14'9") x 2.79m (9'2")		

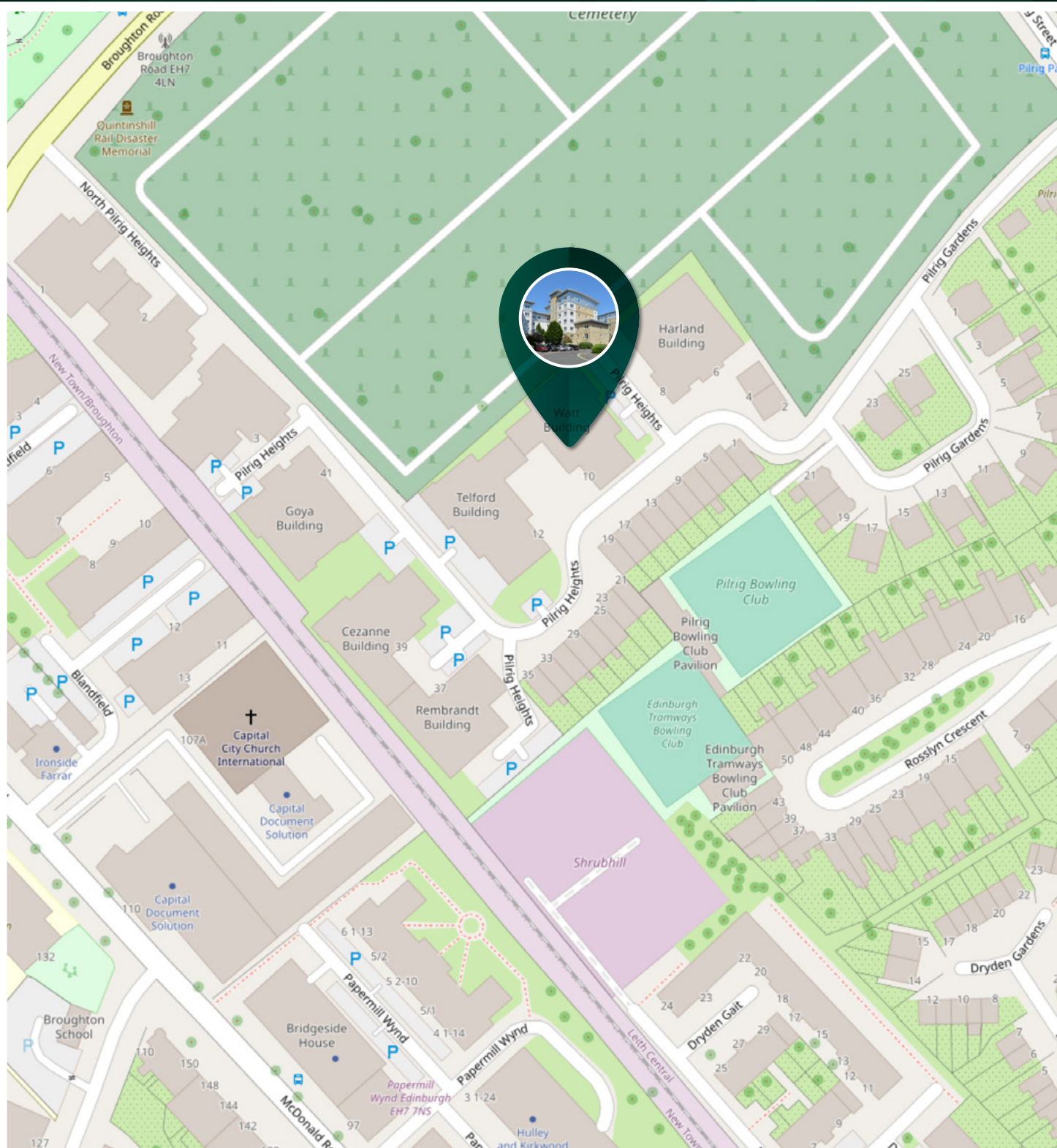


This property is situated in a popular residential district just to the north-east of Edinburgh city centre. The area is well served with a variety of local shopping facilities with a choice of building societies, banking and Post Office services all nearby. The local shops, which include a large branch 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.

The Location



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