

# 6/29 Pilrig Heights

PILRIG, EDINBURGH, EH6 5BF



*Spacious two-bedroom apartment which is presented to the market in excellent condition*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

McEwan Fraser is delighted to present this spacious two-bedroom apartment which is presented to the market in excellent condition. The property is one of the largest apartment styles in a sought-after modern development. The property enjoys an elevated position with excellent views and huge amounts of natural light. The development also boasts a secure underground car park, an on-site gym, a concierge, a secure entry system, and lift access.

# THE LIVING ROOM



Internally, the property is presented in excellent move-in condition. The accommodation is focused on a picture-perfect living room that is dual-aspect and gets huge amounts of natural light from two sets of French doors that open to Juliet balconies. The living room is neutrally finished and boasts plenty of space for a new owner to create their ideal entertaining space.

# THE KITCHEN



The separate kitchen is adjacent to the living room and has been upgraded beyond the builders' original specifications. The kitchen has a range of base and wall-mounted units that are set against a tiled splashback and provide ample prep and storage space for the aspiring chef. A gas hob, an electric oven, a microwave, and a dishwasher are integrated. Further space is provided for a freestanding washing machine and fridge freezer.





The master bedroom is a spacious double bedroom with integrated wardrobes and plenty of space for a full suite of supporting furniture. It further benefits from a bright en-suite shower room which boasts a white suite and contemporary tiling, a substantial upgrade from the original specification. Bedroom two is also a well-proportioned double bedroom with ample space for a full array of bedroom furniture.

Accommodation is completed by the master bathroom which is partially tiled and includes a three-piece white suite with a shower over the bath.

## THE BATHROOM



# BEDROOM 1



benefits from a bright en-suite shower room which boasts a white suite and contemporary tiling



# BEDROOM 2

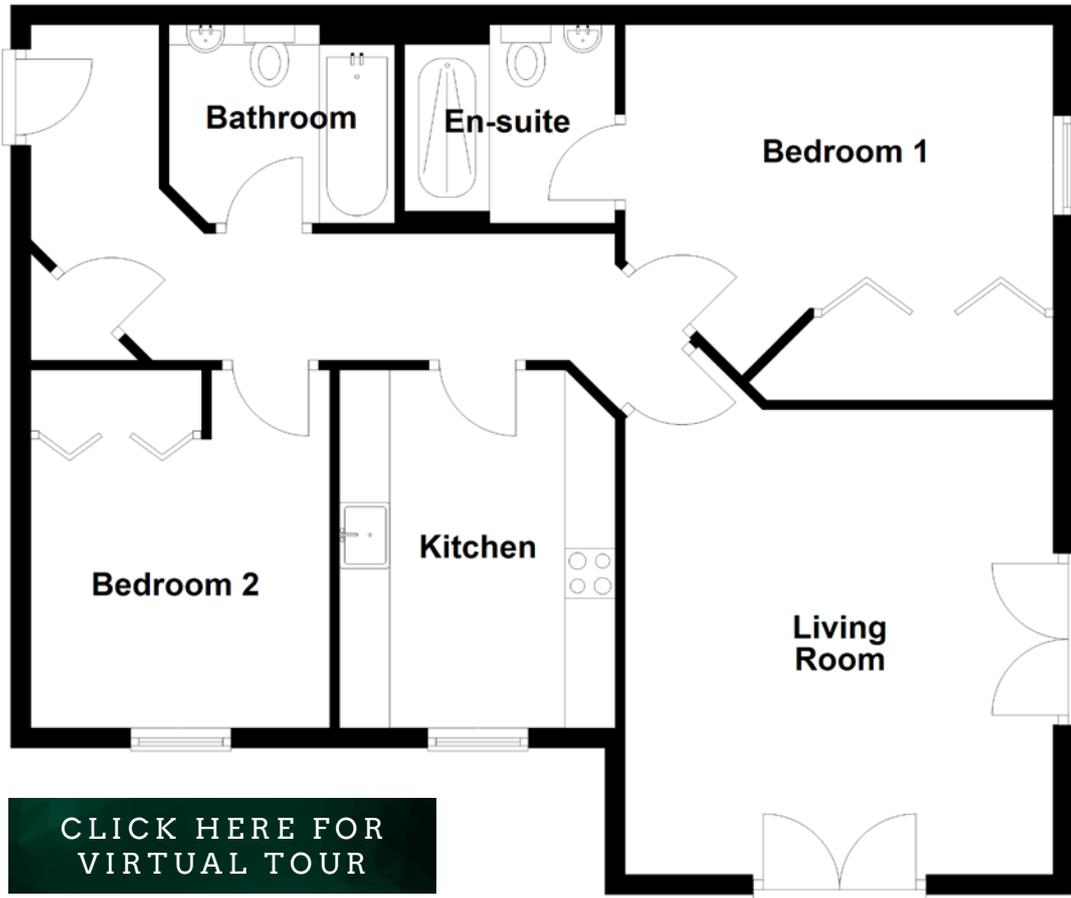


This property would make an ideal first-time buy or sound buy-to-let investment and internal viewing is highly recommended.

# VIEWS



# FLOOR PLAN, DIMENSIONS & MAP

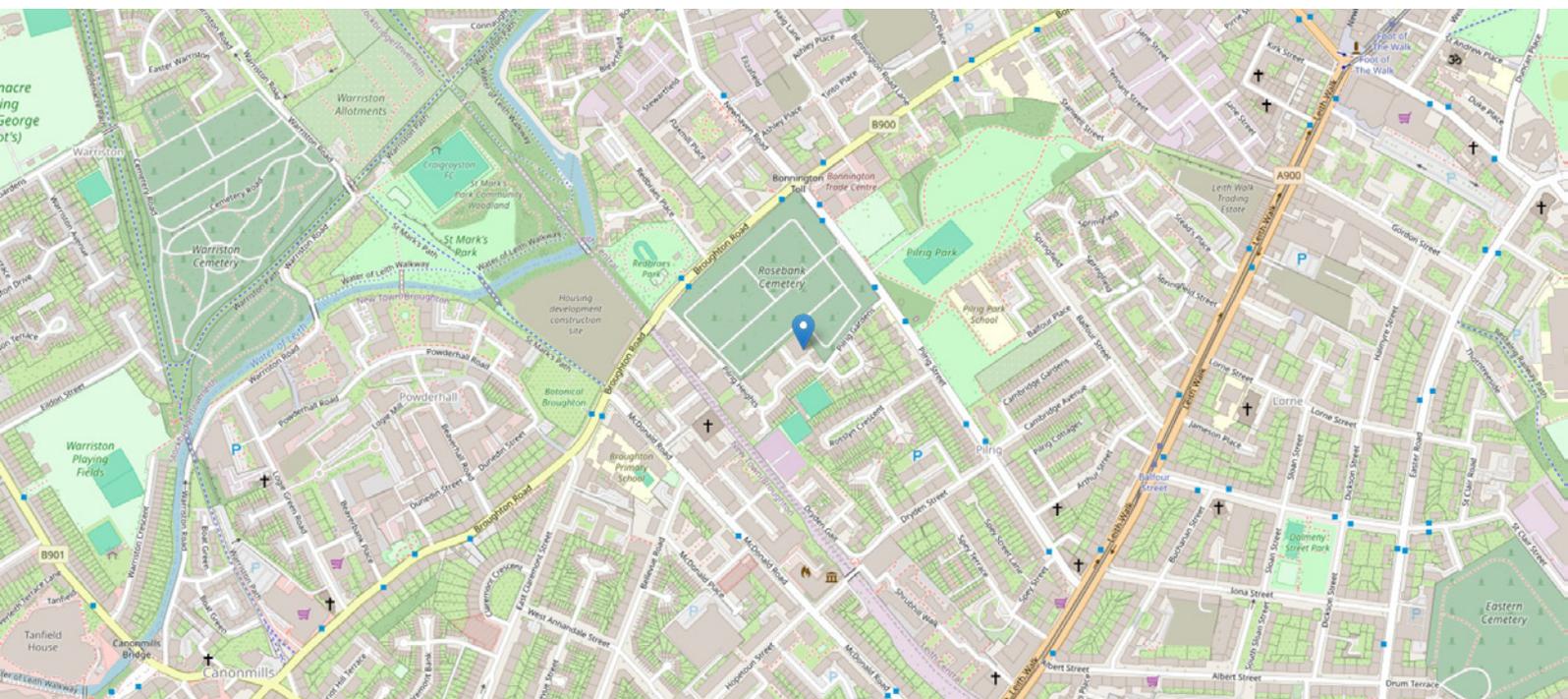


Approximate Dimensions (Taken from the widest point)

Living Room      4.68m (15'4") x 4.30m (14'1")  
 Kitchen      3.60m (11'10") x 2.75m (9')  
 Bathroom      2.25m (7'5") x 2.00m (6'7")

Bedroom 1      4.27m (14') x 3.54m (11'8")  
 En-suite      2.10m (6'11") x 2.00m (6'7")  
 Bedroom 2      3.60m (11'10") x 2.98m (9'9")

Gross internal floor area (m<sup>2</sup>): 85m<sup>2</sup> | EPC Rating: B



# THE LOCATION

Pilrig Heights is situated in a popular residential district to the northeast of Princes Street and is served by a host of excellent amenities. It has all the benefits of city living and is within walking distance of Leith Walk which has a wide and eclectic range of specialised and international food shops, bistros, and restaurants. The vibrant Shore area is also within easy reach with its own choice of Michelin Star restaurants.





Pilrig Park, St Marks, Victoria Park, and the Water of Leith walkway offer lovely walks, cycle paths, and open green spaces. A large Tesco supermarket with a Costa Coffee is very close to hand, and there are also a Lidl and Aldi close by. The new St James' Quarter is nearby and has a prestigious selection of high-street retailers, restaurants, and John Lewis. The Omni Centre is located at the top of Leith Walk on Picardy Place and has a Nuffield Health Gym and a multi-screen Cinema.

The local school catchment includes Broughton Primary School, St Mary's RC Primary, St Thomas of Aquin's and Drummond High School and the Gaelic Primary School, Bun-sgoil Taobh na Pairce is close by on Bonnington Road. There are also some of Edinburgh's highly regarded private schools in the area which include Edinburgh Academy, Fettes College, and Stewart's Melville College.

Nearby Edinburgh Waverley Railway Station provides an excellent rail service to many destinations and local public transport is well served by an efficient Tram service which provides a link to Edinburgh Airport and regular bus services which run to and from the city centre and to the surrounding areas.



**McEwan Fraser Legal**  
Solicitors & Estate Agents

Tel. 0131 524 9797  
www.mcewanfraserlegal.co.uk  
info@mcewanfraserlegal.co.uk

Part  
Exchange  
Available



Text and description  
**MICHAEL MCMULLAN**  
Area Sales Manager



Layout graphics and design  
**ALLY CLARK**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.