

1A Pilrig Place

EDINBURGH, EH6 5AG



Beautifully presented two-bedroom basement flat with period features, private outdoor space, extensive outbuilding storage, and a sought-after location



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Presented by McEwan Fraser Legal, this rarely available, unique Grade A listed flat is a charming two-bedroom basement flat that offers spacious and stylish accommodation, complemented by a substantial outbuilding providing exceptional storage space. Combining attractive period features with modern finishes such as bespoke fitted blinds throughout, the property is ideally suited to first-time buyers, professionals, and investors alike.

The accommodation is well presented and thoughtfully designed to maximise both space and light, as well as excellent storage. Entry is via a private entrance into the welcoming living room, which leads through to a spacious inner hallway providing access to all principal rooms as well as a separate utility room. Fresh white décor, new wood-effect flooring throughout, and contemporary internal doors create a bright and cohesive feel throughout the home.

THE LIVING ROOM



The distinctive oval-shaped living room is spacious and inviting, featuring a contemporary finish enhanced by high ceilings that create an excellent sense of space, with a walk-in storage cupboard. A large window allows for an abundance of natural light, while attractive period details including deep skirting boards, decorative ceiling panelling, and a beautiful stained-glass feature panel add character and charm. Generous floor space provides ample room for both relaxation and entertaining.

THE KITCHEN



The kitchen is fitted with a range of high-gloss white wall and base units complemented by wood-effect worktops and matching splashbacks. Integrated appliances include an oven, gas hob, and extractor hood, while ample storage and preparation space ensure practicality. A dedicated dining and breakfast bar area provides a versatile space for everyday dining, while striking black and white tiled flooring adds visual appeal and character.





There are two well-proportioned bedrooms, both presented in neutral décor and benefiting from bright natural light through tall, timber-framed sash-style windows. Built-in storage is provided within both rooms, while bedroom one is large enough to accommodate a super king-size bed, and the second bedroom further benefits from a useful walk-in wardrobe. Neutral carpeting enhances the comfortable and welcoming atmosphere.

The bathroom is finished with white wall tiling and comprises a walk-in shower, complemented by contemporary dark stone-effect flooring for a modern finish. A particularly useful feature of the property is the dedicated laundry room, offering excellent additional storage and utility space. Finished with grey décor and black stone-effect tiled flooring, it provides ample room for laundry appliances and household storage.

THE BATHROOM



BEDROOM 1



BEDROOM 2

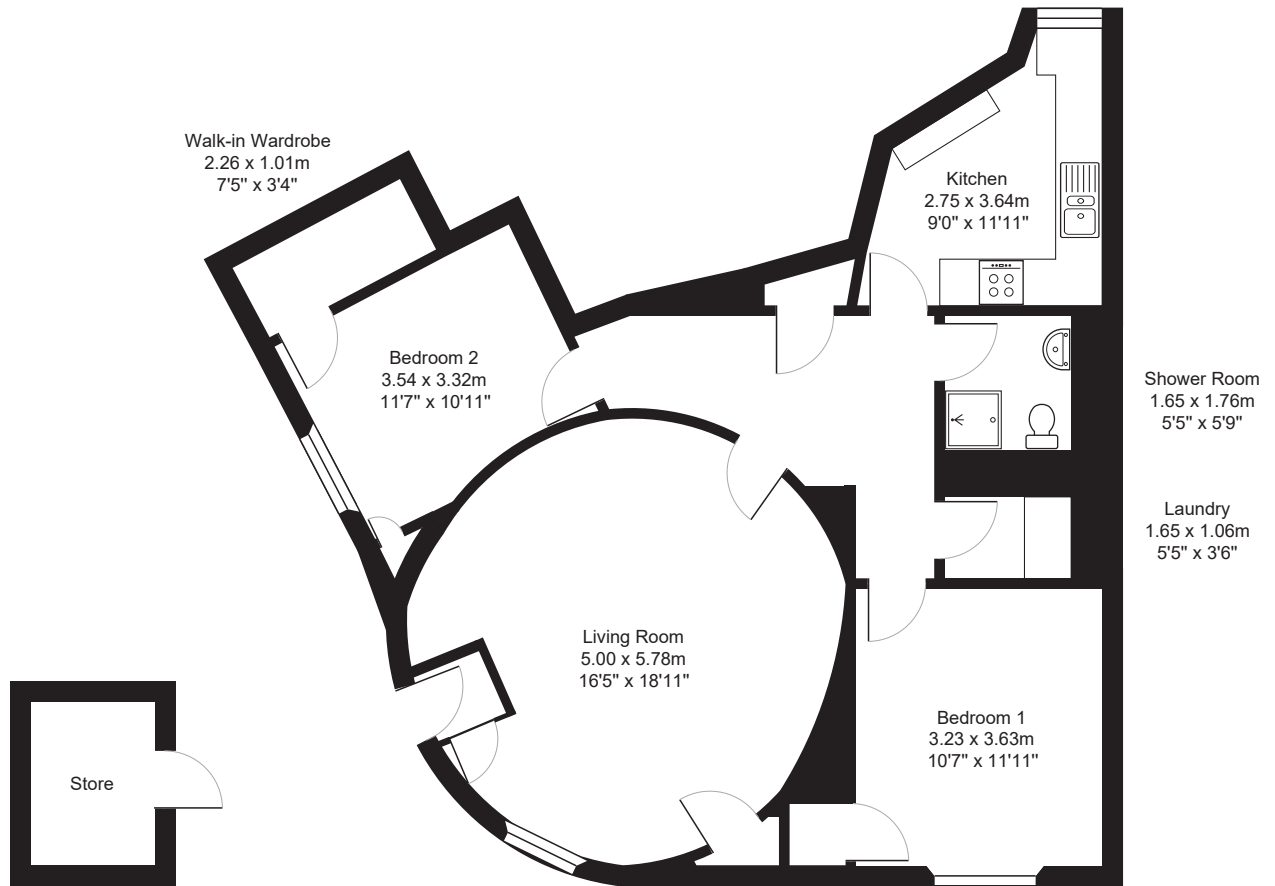


Externally, the property benefits from a private outdoor patio offering space for seating and entertaining, creating an ideal spot to relax outdoors or add planting and decorative features. The expansive outbuilding provides exceptional storage capacity and further flexibility for a variety of uses. Unrestricted on-street parking is also available.

EXTERNALS

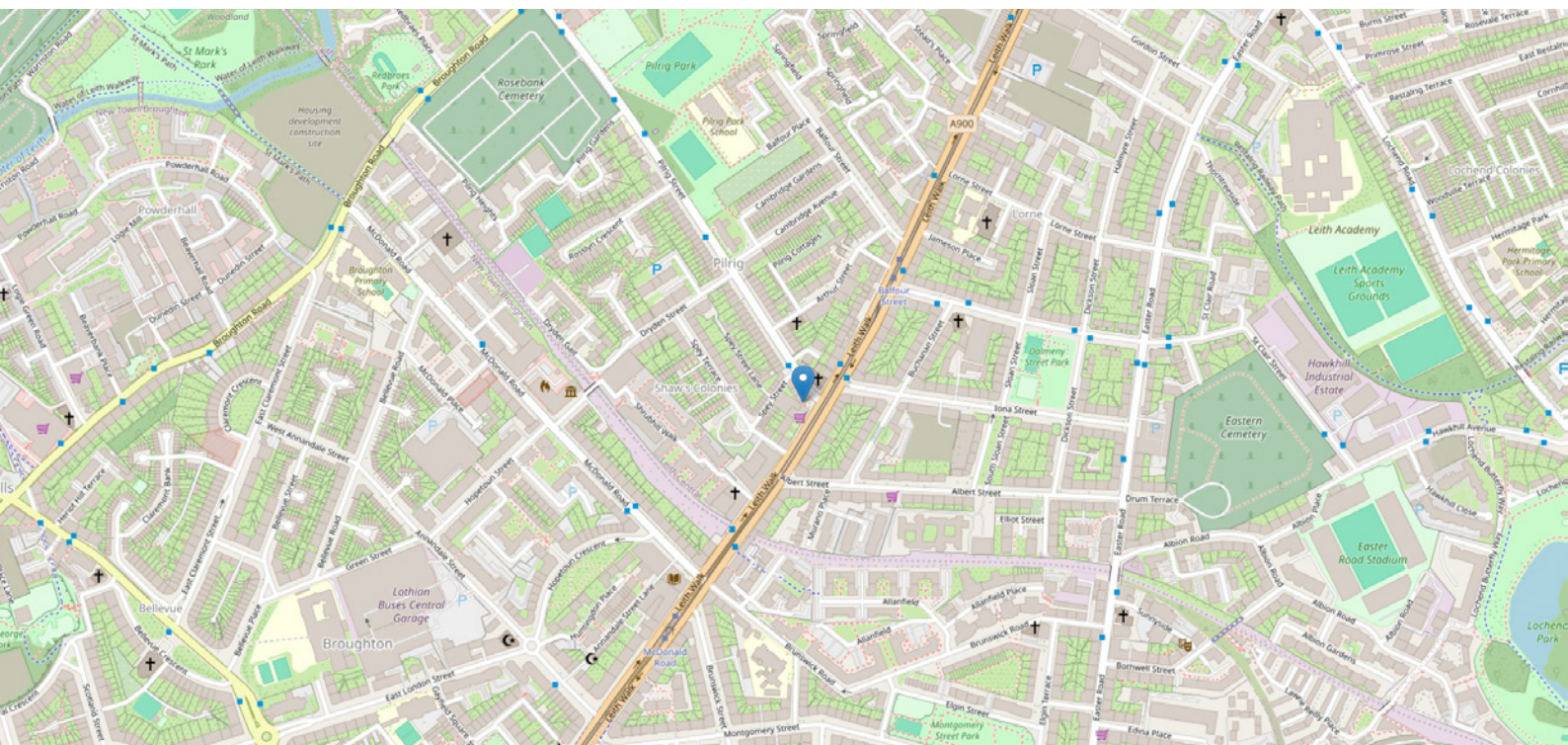


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 76m² | EPC Rating: C



THE LOCATION

The property is located in one of Edinburgh's most vibrant and sought-after districts, located close to the city centre.





The area is renowned for its lively setting, rich maritime history, and an exceptional mix of culture, dining, and entertainment. The area offers a wide selection of award-winning restaurants, cafés, bars, and boutique shops, all within walking distance.

Excellent transport links provide quick and easy access to Edinburgh City Centre, while ongoing regeneration has further enhanced the areas appeal, making it a highly desirable location for professionals, young couples, and investors alike. The Edinburgh Tram will pass by this development which will connect the property with the city and further afield to Edinburgh's busy Airport. The area is also perfectly located for ease of travel to many parts of the city and beyond.




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