McEwan Fraser Legal
Solicitors & Estate Agents

39/2 Pilrig Heights

BONNINGTON, EDINBURGH, EH6 5FD



BEAUTIFULLY PRESENTED
TWO-BEDROOM FLAT



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Situated within the popular residential area of Bonnington, this beautifully presented two-bedroom flat offers bright, spacious and well-proportioned accommodation, complemented by an en-suite shower room, secure underground parking, attractive communal grounds and access to a residents' gym. Ideally positioned within easy reach of Edinburgh city centre and the vibrant Shore area of Leith, the property presents an excellent opportunity for first-time buyers, professionals or investors alike.

Upon entering, a bright and welcoming hallway provides access to the accommodation. Finished in fresh neutral decor, with soft carpeting and recessed ceiling spotlights, the hallway creates a warm and inviting first impression.

The living room is a bright and generously proportioned space, offering an excellent setting for both relaxing and entertaining. A large window allows natural light to fill the room, while neutral carpeting and tasteful decor provide a versatile backdrop for a range of furnishings. There is ample space to accommodate comfortable lounge furniture alongside a dining table, making this a practical and sociable living area. An attractive timber door, complemented by distinctive floor-to-ceiling glass block panels on either side, adds character and allows additional light to flow through the space.

The Property





The kitchen is both practical and well-appointed, featuring a range of light wood-effect wall and base units complemented by contrasting grey worktops, providing excellent storage and preparation space. Integrated cooking appliances offer everyday convenience, while additional space is available for a freestanding washing machine. A window provides natural light and ventilation, and contemporary grey wood-effect flooring completes the room.







The principal bedroom is a bright and well-proportioned double room, offering a comfortable and relaxing retreat. Finished in attractive green tones with soft neutral carpeting, the room provides ample space for freestanding bedroom furniture and benefits from a useful integrated wardrobe. The added luxury of a private en-suite shower room enhances the accommodation, featuring a white three-piece suite, a wall-mounted mirrored cabinet and a window allowing plenty of natural light.









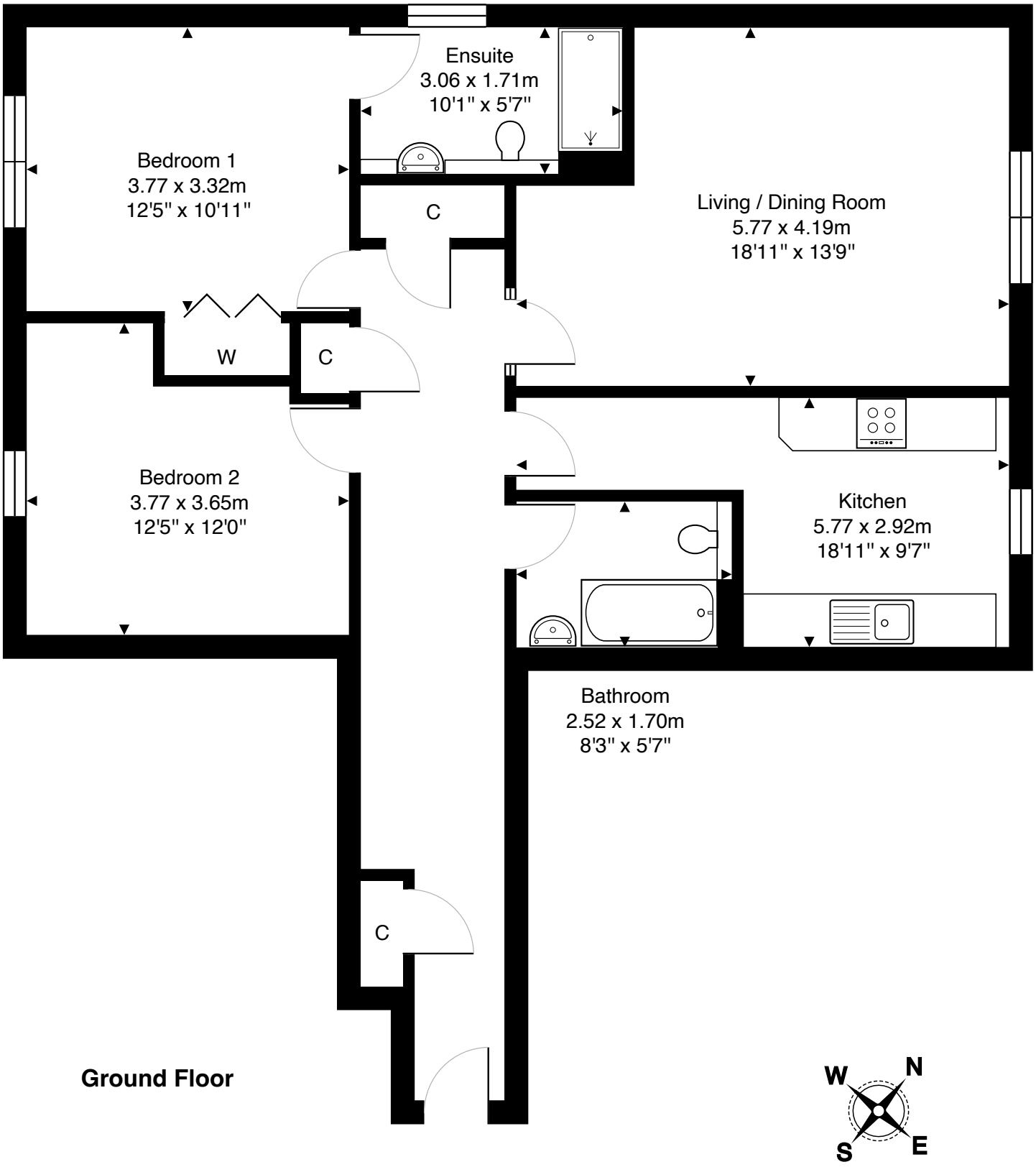
Bedroom two is another bright and versatile room, presented in fresh neutral decor with soft carpeting. A window provides excellent natural light, while the generous proportions allow space for bedroom furniture alongside a desk or dedicated home-working area, making the room equally suitable as a guest bedroom, children's room or home office.





Completing the internal accommodation is the family bathroom, finished in crisp white tones and featuring a white three-piece suite comprising a bathtub, wash hand basin and WC. Vanity storage beneath the wash hand basin provides practical storage solutions, while contrasting grey flooring adds a contemporary finishing touch.



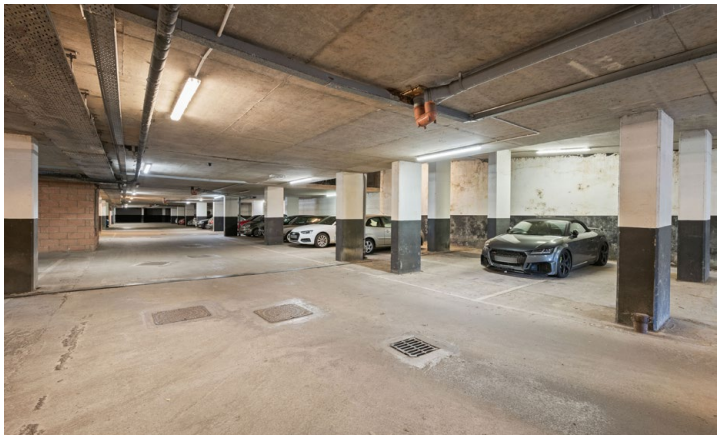


Gross internal floor area (m^2): $92m^2$

EPC Rating: C

Floor Plan







Externally, the property benefits from well-maintained communal grounds, providing attractive outdoor space for residents to enjoy. A particularly appealing feature is the convenience of secure underground parking, an excellent advantage within this popular city location. Residents also enjoy access to a communal gymnasium, offering the added benefit of fitness facilities close to home.

Combining spacious and versatile accommodation with excellent communal facilities, private en-suite accommodation and secure parking, this appealing two-bedroom flat offers an excellent opportunity to enjoy comfortable contemporary living in one of Edinburgh's increasingly sought-after residential locations.

The Property



Pilrig Heights is situated within the popular residential area of Bonnington, just north of Edinburgh city centre. This well-established and sought-after location offers an excellent combination of convenient city living and access to a wide range of local amenities.

The neighbouring areas of Leith, Pilrig and Broughton provide an excellent selection of independent cafés, restaurants, bars, supermarkets and everyday shopping facilities. The vibrant Shore district is also within easy reach, offering an array of waterfront dining options, boutique shops and leisure attractions, while the nearby Ocean Terminal provides further shopping and entertainment facilities. For outdoor enthusiasts, the scenic Water of Leith Walkway and nearby Pilrig Park offer excellent opportunities for walking, running and cycling. The Royal Botanic Garden Edinburgh is also easily accessible, providing beautiful landscaped grounds and peaceful green spaces.

The area benefits from excellent transport connections, with regular bus services providing convenient access to Edinburgh city centre and surrounding districts. Nearby tram connections offer further travel options, including direct links to Edinburgh Airport. For those travelling by car, the city's main road networks are readily accessible. With its excellent selection of amenities, green spaces and transport links, Bonnington remains a highly desirable location for professionals, families and those seeking a convenient base within Scotland's capital.

The Location

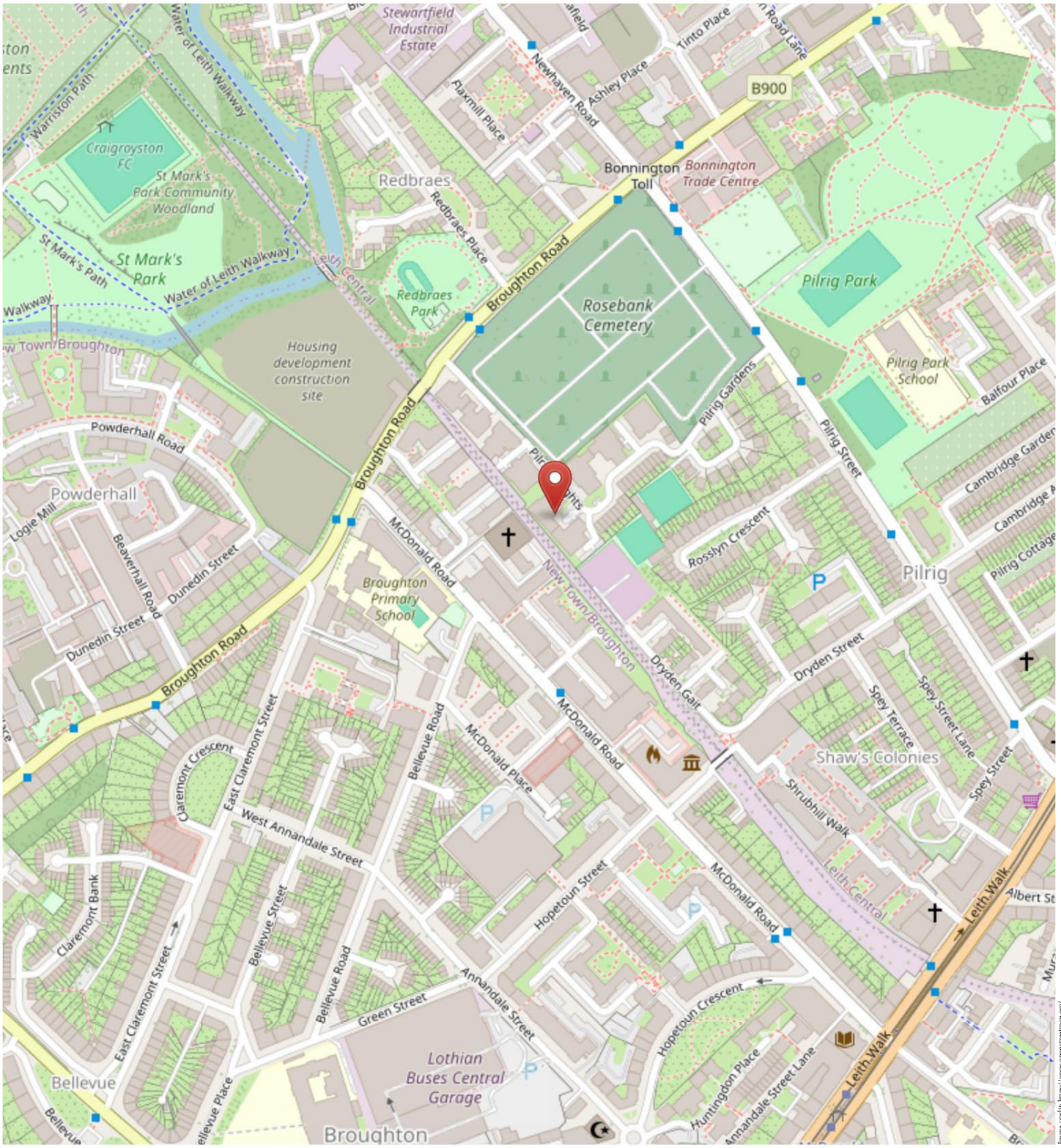


Image credit: https://www.openstreetmap.org/

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