

Flat 9,3 North Pilrig Heights

EDINBURGH, EH6 5FF



*Generous two-bedroom two-bathroom apartment in
the Willow Building at North Pilrig Heights*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

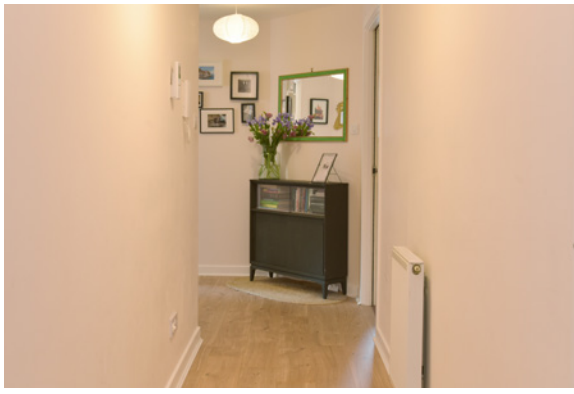
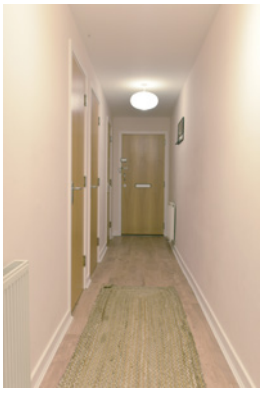
McEwan Fraser is delighted to present this generous two-bedroom two-bathroom apartment in the Willow Building at North Pilrig Heights. The property enjoys a quiet position at the rear of the building with a southwest aspect that ensures excellent levels of natural light. The Willow Building is sought-after as it boasts a quiet off-the-road position and includes a secure underground car park as well as free on-street parking, an on-site gym, a concierge, a secure entry system, and lift access to all floors.

THE KITCHEN/LIVING ROOM



Internally, the property is presented in excellent move-in condition. The accommodation is focused on a generous open-plan kitchen/living room that is neutrally finished and enjoys plenty of floor space for a large suite, a dining table, and plenty of supporting furniture. A new owner will have plenty of flexibility to create their ideal entertaining space. The kitchen has a full range of base and wall-mounted units that are set against a tiled splashback. There is ample prep and storage space alongside an integrated hob and oven.

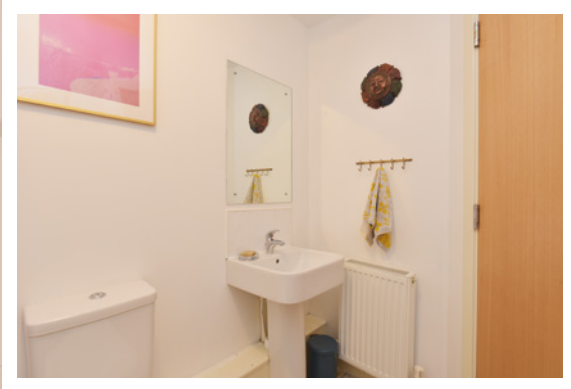




Bedroom one is a beautiful room with integrated wardrobes and French doors opening onto a Juliette balcony. Bedroom one further benefits from a bright en-suite shower room which boasts a white suite and partial tiling. Bedroom two is also a well-proportioned double bedroom that also enjoys integrated wardrobes. There would be plenty of space for this room to be utilised as a home office with a pull-out double bed when guests are staying.

The accommodation is completed by a welcoming central hallway which includes integrated storage cupboards and gives access to the master bathroom. The spacious master bathroom itself is partially tiled and includes a three-piece white suite with a shower over the bath.

THE BATHROOM



BEDROOM 1



BEDROOM 2

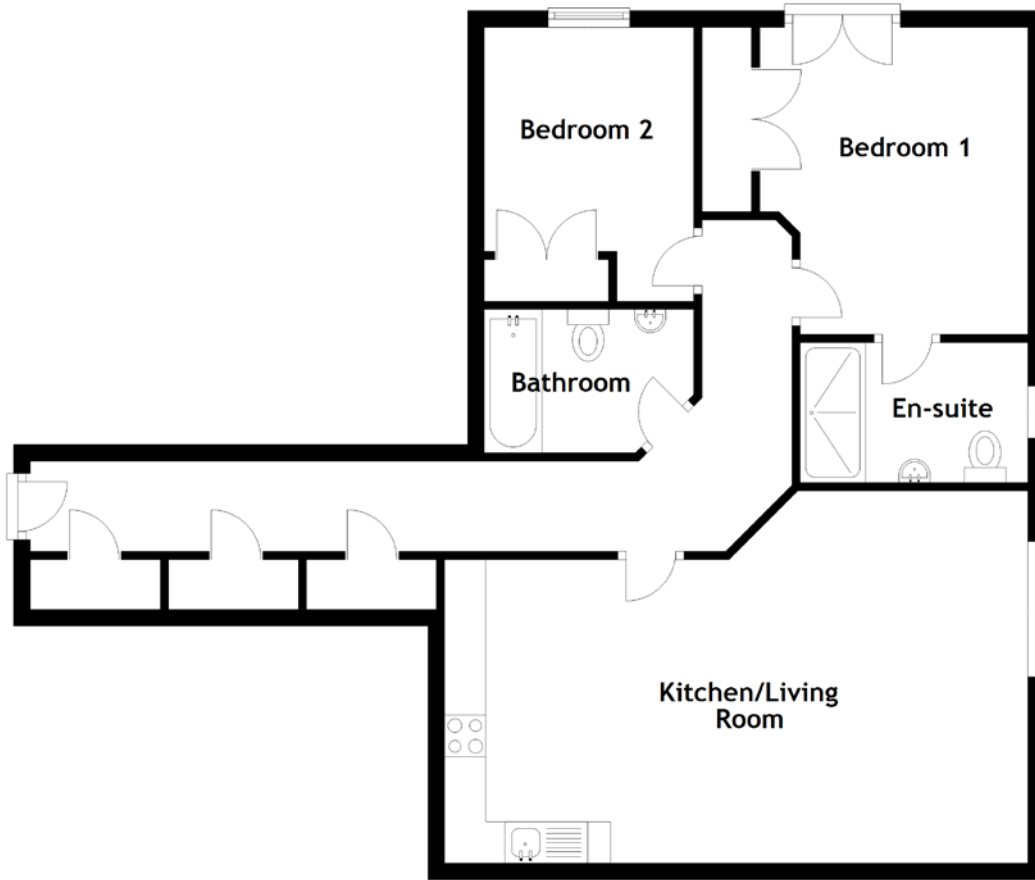


For extra warmth and comfort, the property enjoys gas central heating and double glazing.
This property would make an ideal first-time buy or sound buy-to-let investment and internal viewing is highly recommended.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

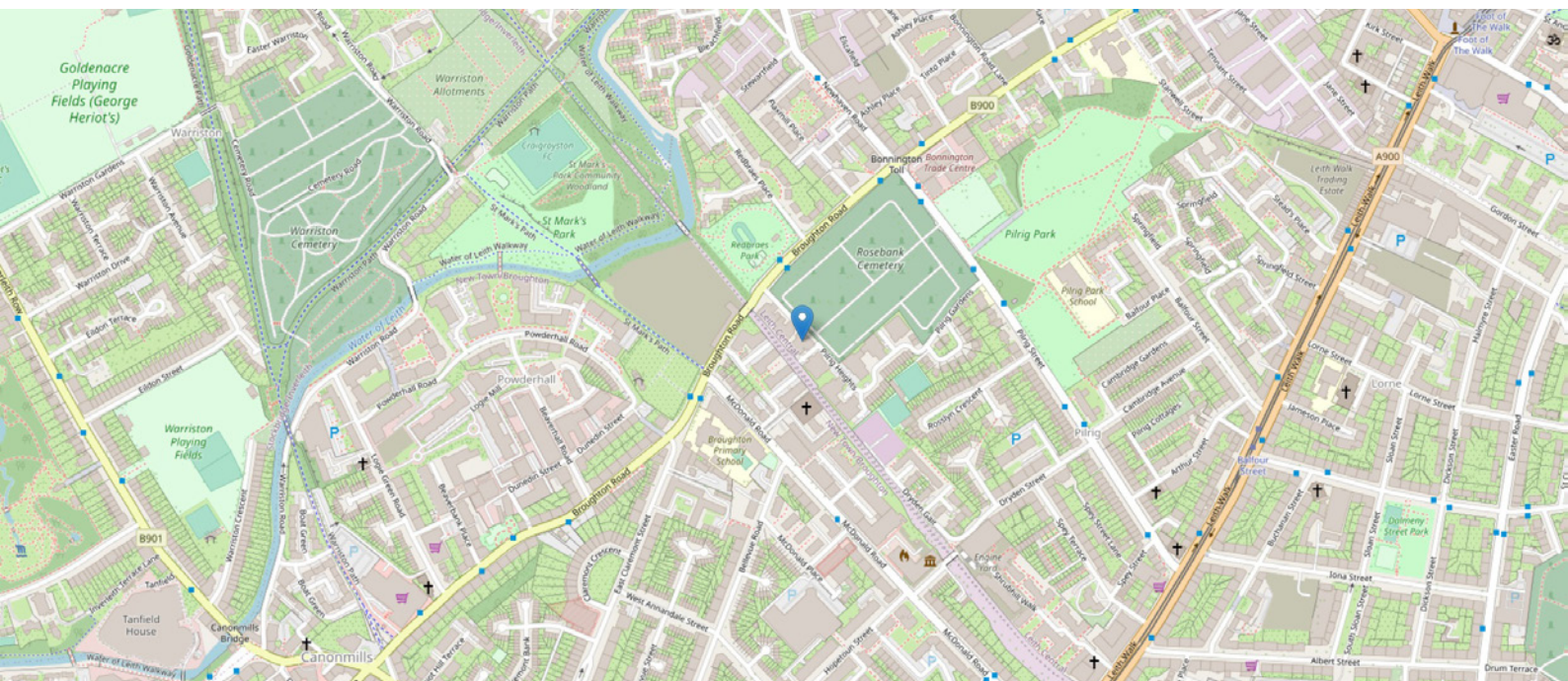


Approximate Dimensions (Taken from the widest point)

Kitchen/Living Room 7.05m (23'2") x 4.50m (14'9")
 Bedroom 1 3.71m (12'2") x 3.24m (10'8")
 En-suite 2.75m (9') x 1.69m (5'7")

Bedroom 2 3.31m (10'10") x 2.53m (8'4")
 Bathroom 2.53m (8'4") x 1.78m (5'10")

Gross internal floor area (m²): 78m²
 EPC Rating: B



THE LOCATION

North Pilrig Heights is situated in the popular residential location of Broughton, 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.

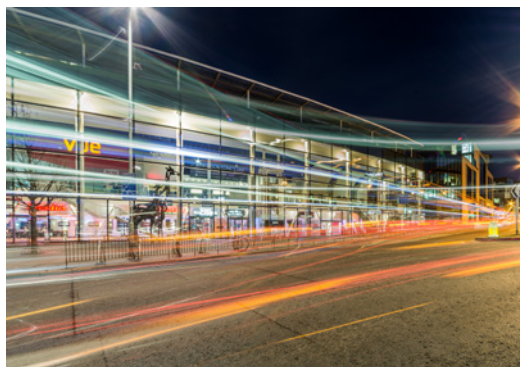




Pilrig Park, St Marks, Victoria Park, and the Water of Leith walkway offer lovely walks, cycle paths, and open green spaces. A large Tesco supermarket with a Costa Coffee is very close to hand, and there are also a Lidl and Aldi close by. The new St James' Quarter is nearby and has a prestigious selection 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 runs 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



Text and description
MICHAEL MCMULLAN
 Area Sales Manager



Layout graphics and design
ALLY CLARK
 Designer

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