




McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

39/3 Pilrig Heights

PILRIG, EDINBURGH, EH6 5FD



Pilrig

EDINBURGH, EH6 5FD

This property is situated in a popular residential district just outside the city centre to the north-east.

The area is well served with a variety of local shopping facilities with a choice of a building society, 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 local Asda store and Ocean Terminal Shopping Centre to accommodate a vast variety of shopping needs.



39/3 Pilrig Heights

PILRIG, EDINBURGH, EH6 5FD

An excellent opportunity has arisen to acquire this highly desirable two bedroom ground-floor flat, well located within the popular Pilrig area of Edinburgh while making for an ideal buy-to-let opportunity. Viewing of this property is highly recommended.

Internally this accommodation is in good decorative order, while briefly consisting of an entrance hallway with two large storage cupboards, one of which houses the boiler, a bright and spacious, lounge/diner and a fully fitted, partially tiled kitchen which benefits from an integrated four-ring gas hob/oven and extractor hood.

The two bedrooms are both double in size with the master bedroom benefitting from built-in wardrobes while the three-piece, partially tiled bathroom has an overhead shower.

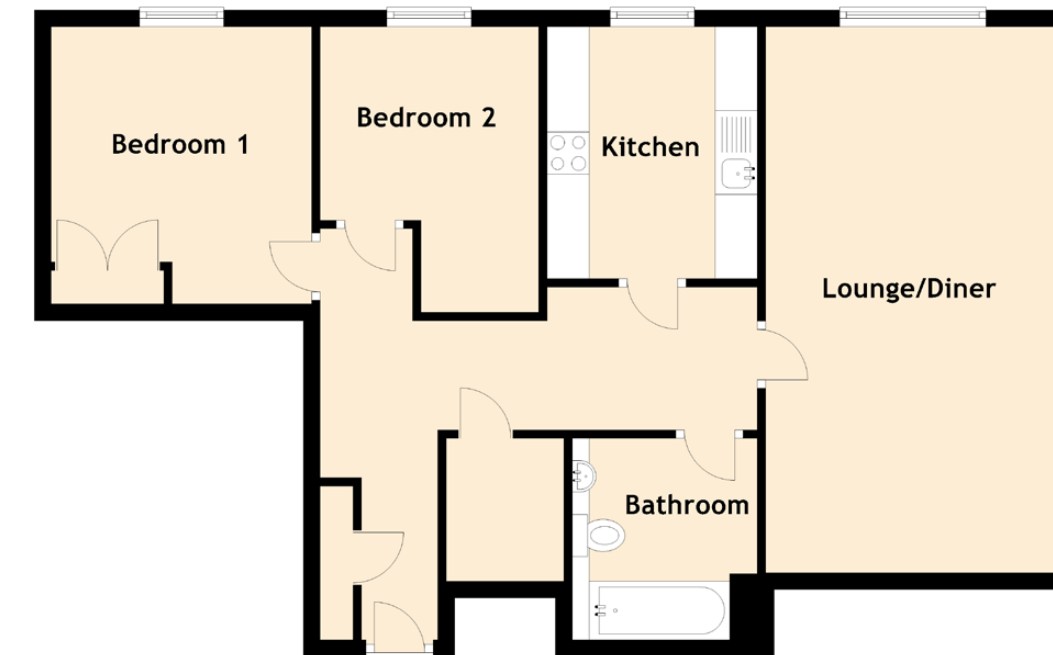
This property also benefits from secure door entry system, a lift, gas central heating, full double glazing, communal garden grounds surrounding the property, secure bike store and secure underground residents parking with on-street parking to accommodate visitors, as well as access to a residents gym plus an onsite concierge.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



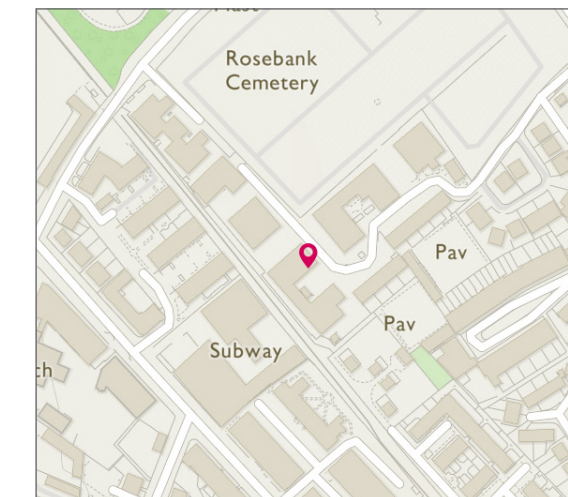
Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	6.50m (21'4") x 3.50m (11'6")
Kitchen	3.00m (9'10") x 2.50m (8'2")
Bedroom 1	3.30m (10'10") x 3.10m (10'2")
Bedroom 2	3.40m (11'2") x 2.60m (8'6")
Bathroom	2.40m (7'10") x 2.20m (7'3")

Gross internal floor area (m²): 66m²

EPC Rating: C

Extras (Included in the sale): All fixtures and fittings, including blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.





McEwan Fraser Legal

Solicitors & Estate Agents

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

Part
Exchange
Available

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.



Text and description
SEAN NICOL
 Surveyor



Professional photography
CRAIG DEMPSTER
 Photographer



Layout graphics and design
ALLY CLARK
 Designer