

2/16 North Pilrig Heights

EDINBURGH, EH6 5FE



SPACIOUS TWO-BEDROOM THIRD-FLOOR FLAT



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McEwan Fraser is delighted to present this generous two-bedroom apartment as part of the sought after North Pilrig Heights development. Located on the third floor, the property is one of the largest styles of apartment in the development and offers excellent proportions throughout.

Internally, the flat is presented in excellent internal order and accommodation is focused towards a generous living room. There is ample space for a large suite and a dining table. The proportions on offer give plenty of flexibility of different furniture configurations. This will give an incoming purchaser plenty of scope to create their ideal entertaining space. The adjacent kitchen comprises a full range of base and wall mounted units, with a range of integrated appliances. The larger bedroom is a superb double with plenty of space for a full suite of bedroom furniture alongside two integrated wardrobes. This bedroom also enjoys an en-suite shower room. The second bedroom is also a well-proportioned double space for a large free-standing wardrobe. The accommodation is completed by the master bathroom which is partially tiled and enjoys a white suite.



The Lounge









Bedroom 1



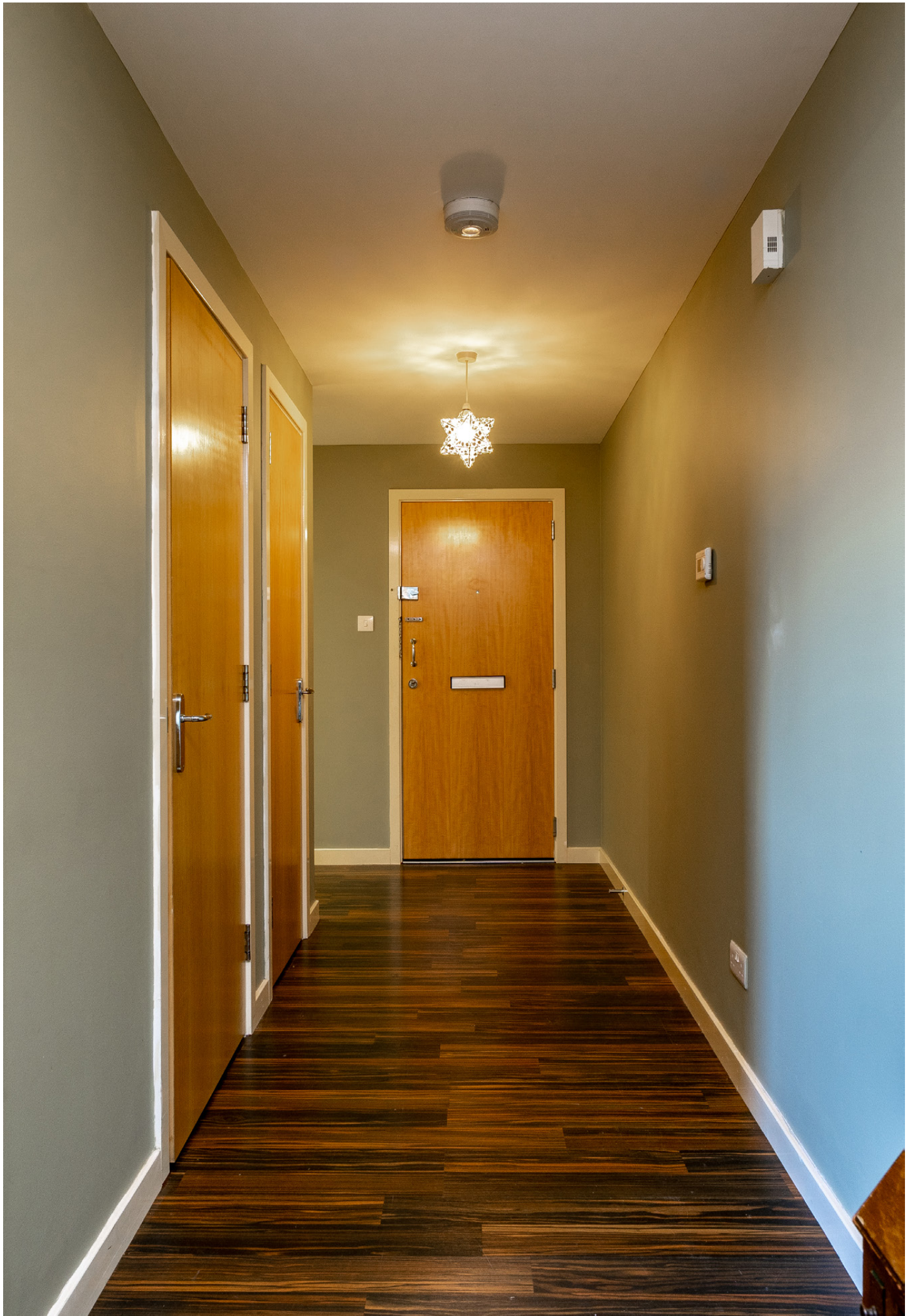


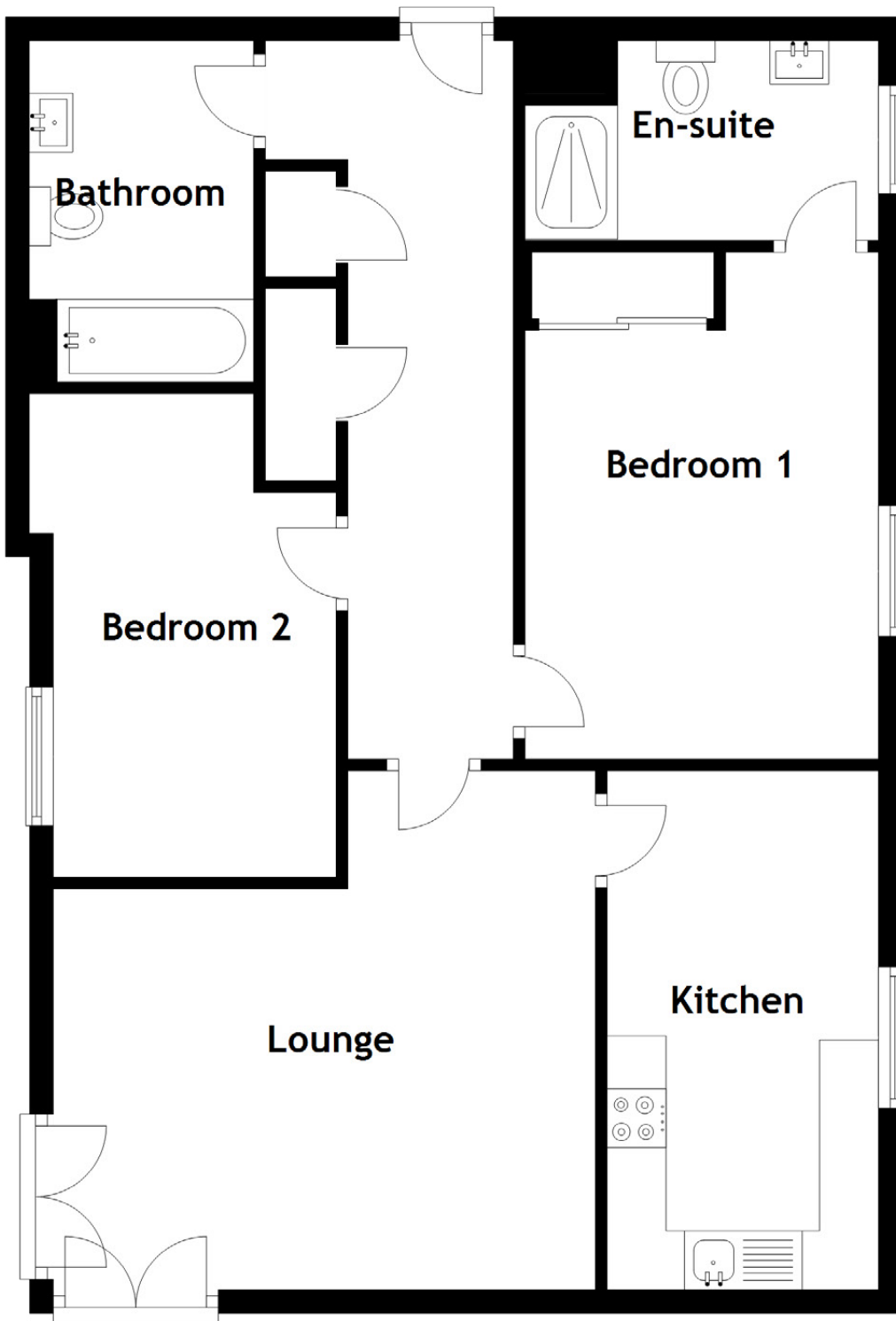


Bedroom 2









Approximate Dimensions

(Taken from the widest point)

Lounge	4.60m (15'1") x 3.40m (11'2")	En-suite	3.00m (9'10") x 1.70m (5'7")
Kitchen	4.40m (14'5") x 2.30m (7'7")	Gross internal floor area (m ²): 78m ²	
Bedroom 1	4.30m (14'1") x 3.00m (9'10")	EPC Rating: B	
Bedroom 2	4.10m (13'6") x 2.40m (7'10")		
Bathroom	2.90m (9'6") x 1.90m (6'3")		

The property benefits from gas central heating, double glazing secure entry system, lift access, an underground car park, concierge, gym and further on-street parking for visitors.

This is an ideal first time buy or sound buy to let investment and viewing is highly recommended.



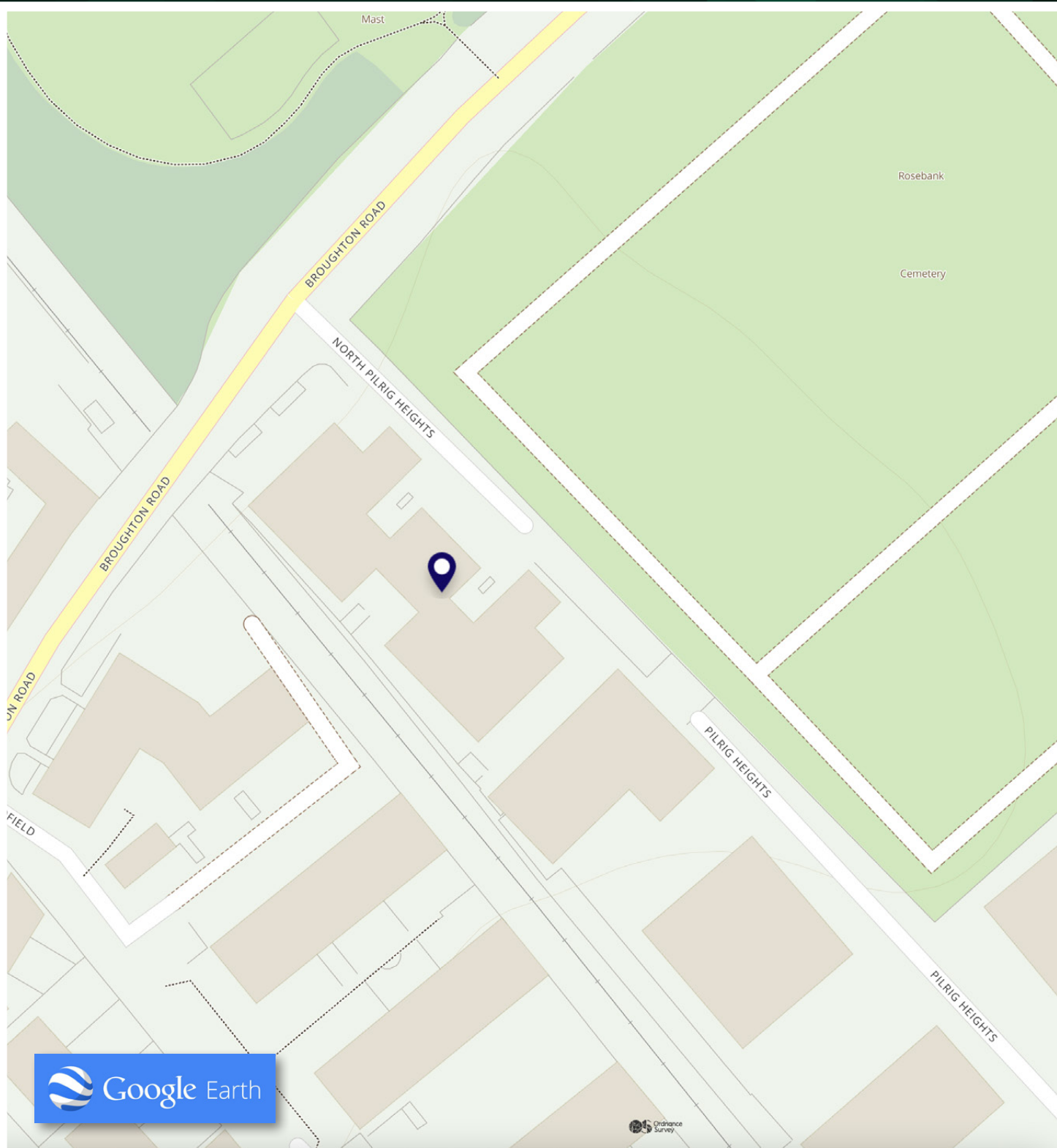


This property is situated in a popular residential district just to the north east of Edinburgh city centre. The area is well served with a variety of local shopping facilities with a choice of building societies, banking and Post Office services all nearby. The local shops, which include a large branch 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.

More locally, the area benefits from excellent schools and nursery's nearby, fit for families of all ages. There are many local parks and green spaces and the opportunity for riverside walks along the Water of Leith

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. Pilrig Park and St Marks Park are also just a stones throw away to supply outdoor space for you and the family. Likewise, Stockbridge is a beautiful riverside walk away.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
ANDREW DARCY
Surveyor



Professional photography
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Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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