

10/11 Pilrig Heights

PILRIG, EDINBURGH, EH6 5BB



Generous two-bedroom apartment with a balcony in the Watt Building which forms part of the sought-after Pilrig Heights development



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McEwan Fraser is delighted to present this generous two-bedroom apartment with a balcony in the Watt Building which forms part of the sought-after Pilrig Heights development. Located on the first floor, the property is one of the largest styles of apartment in the development and offers excellent proportions throughout. Alongside two double bedrooms with en-suite to master, there is a spacious living room, separate kitchen, main bathroom, plenty of integrated storage, gas central heating, double glazing secure entry system, lift access, an underground car park, concierge, gym and further on-street parking for visitors. The property is offered to the market chain free,

THE LIVING ROOM

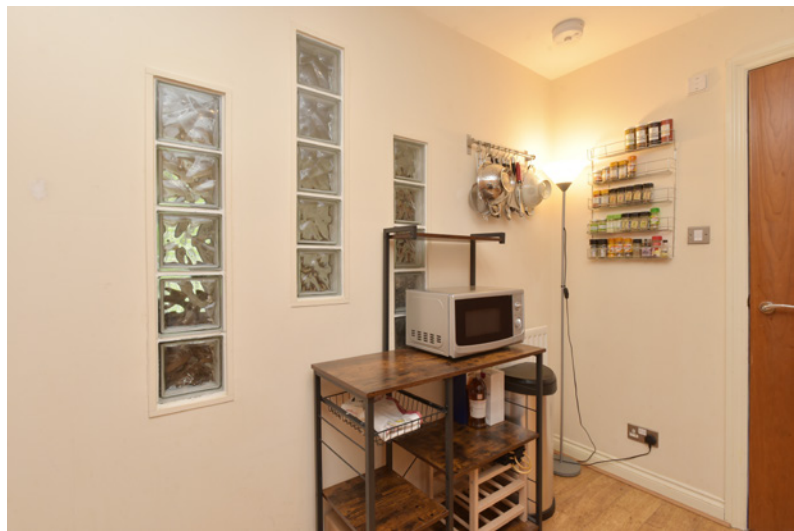


Internally, the flat is presented in excellent internal order and accommodation is focused towards a generous living room. There is ample space for a large suite and a dining table. The proportions on offer give plenty of flexibility for different furniture arrangements. This will give an incoming purchaser plenty scope to create their ideal entertaining space.

THE KITCHEN



The adjacent kitchen comprises a full range of base and wall-mounted units that offer plenty of prep and storage space. There is a mixture of integrated and freestanding appliances.





The larger bedroom is a generous double with plenty of space for a full suite of bedroom furniture alongside two integrated wardrobes. This bedroom also enjoys access to a balcony and en-suite shower room. The second bedroom is also a well-proportioned double with a large integrated wardrobe. The accommodation is completed by the master bathroom which is partially tiled and boasts a three-piece white suite.

THE BATHROOM



BEDROOM 1



BEDROOM 2

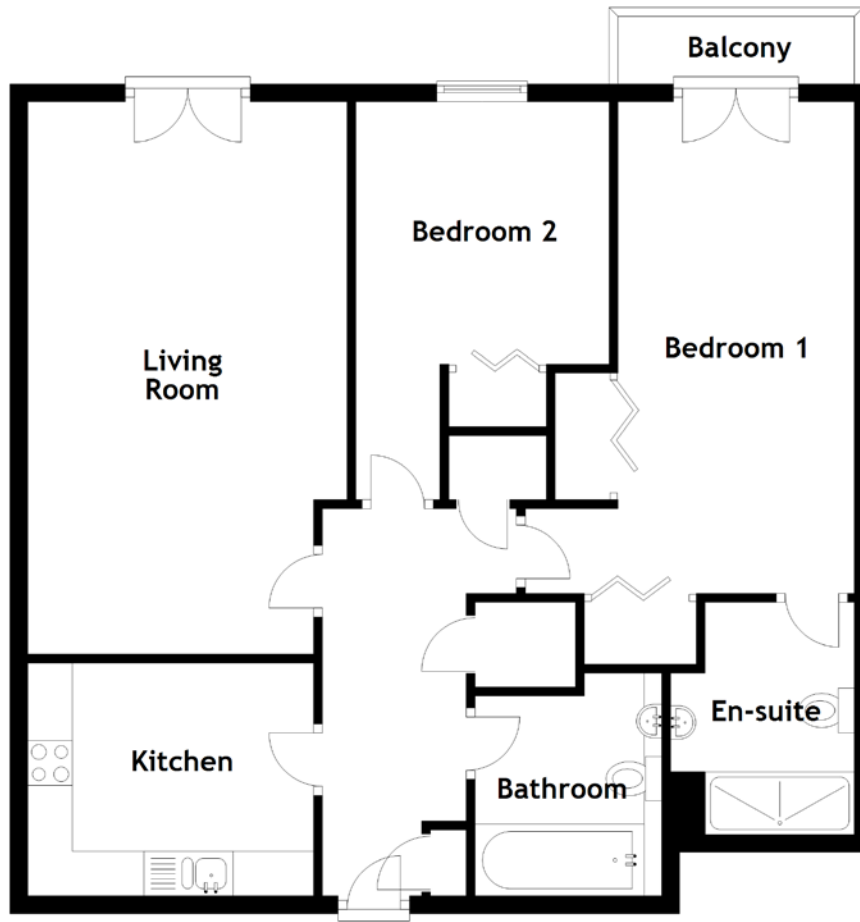


This is an ideal first-time buy or sound buy to let investment and viewing is highly recommended.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

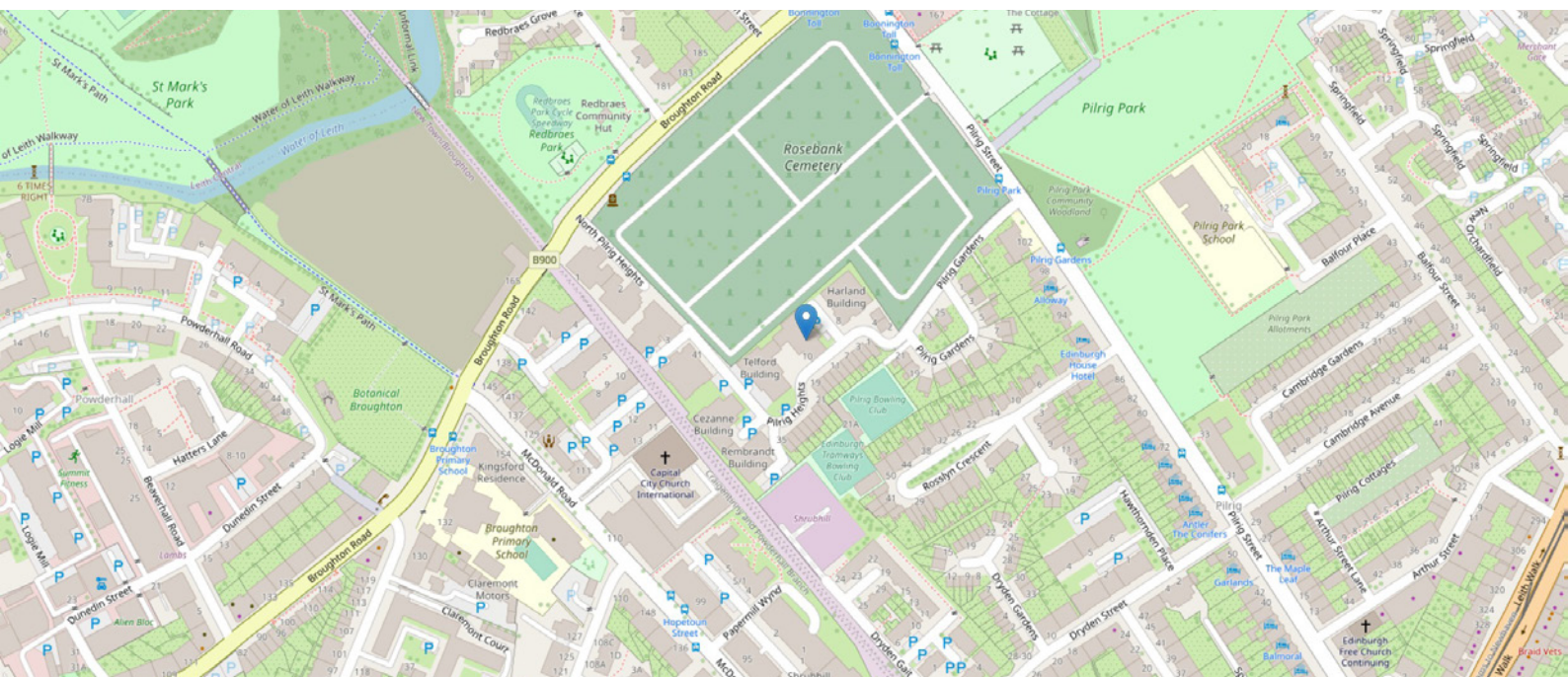


Approximate Dimensions
(Taken from the widest point)

Living Room 6.19m (20'4") x 3.58m (11'9")
 Kitchen 3.21m (10'6") x 2.61m (8'7")
 Bedroom 1 5.51m (18'1") x 3.69m (12'1")

En-suite 2.60m (8'6") x 2.06m (6'9")
 Bedroom 2 4.46m (14'8") x 2.84m (9'4")
 Bathroom 2.50m (8'2") x 2.09m (6'10")

Gross internal floor area (m²): 82m²
 EPC Rating: B



THE LOCATION

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



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