

Flat 5, 1 North Pilrig Heights

EDINBURGH, EH6 5BS



This ground-floor two-bedroom flat epitomizes modern comfort and urban convenience



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Nestled in the sought-after development of North Pilrig Heights, this ground-floor two-bedroom flat epitomizes modern comfort and urban convenience. Offering a thoughtfully designed layout, this property welcomes you with its spacious and inviting interiors.

THE LIVING ROOM



The living room serves as the heart of this flat, generously lit by dual-aspect corner windows that flood the room with natural light.

THE KITCHEN/DINER



Adjacent to the living room, the modern kitchen is a haven for culinary enthusiasts. It features an integrated gas hob and oven, providing all the tools needed for gourmet cooking. Ample worktop space ensures that food preparation is effortless and enjoyable.





Two comfortable double bedrooms are on offer, with the master bedroom boasting its own modern three-piece bathroom suite for added convenience and privacy. In addition to the en-suite, there is a separate family bathroom equipped with a modern three-piece suite, providing residents and guests with stylish and well-appointed facilities.

THE BATHROOM



BEDROOM 1



BEDROOM 2



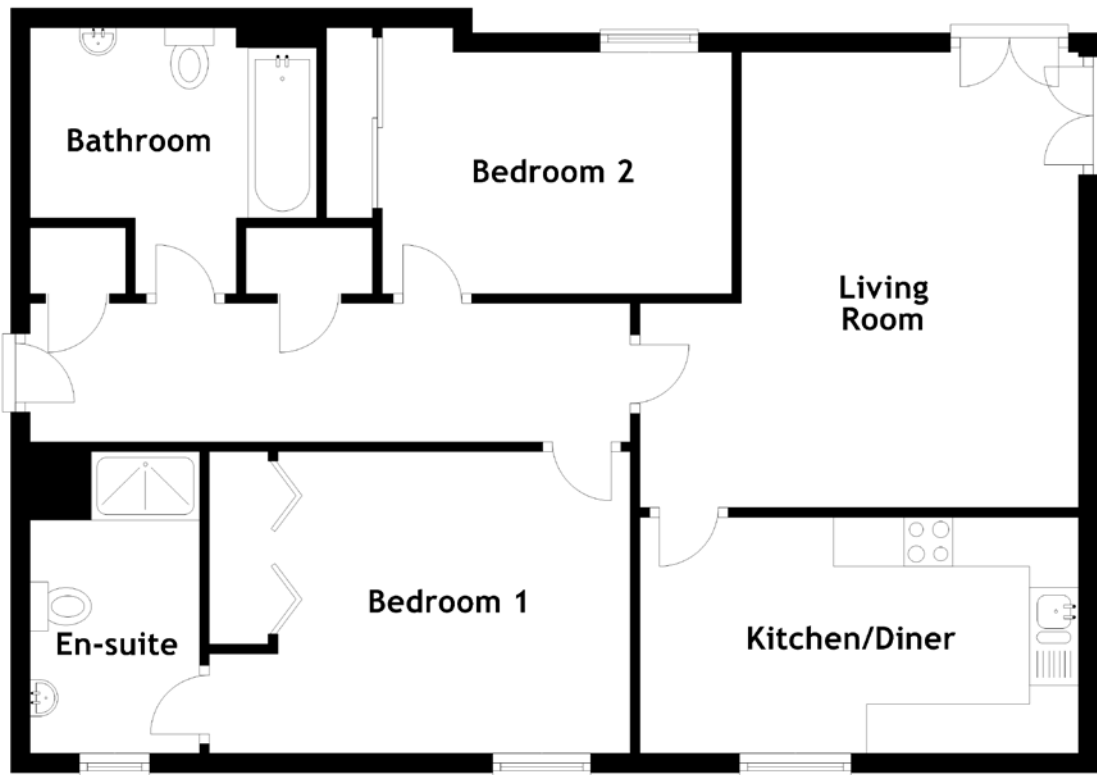
The location is a highlight, with North Pilrig Heights offering easy access to essential amenities, including shops, restaurants, and cafes, all within arm's reach. Excellent public transport connections make navigating the city and surrounding areas a breeze.

Whether you are a first-time buyer, a small family, or seeking a wise investment, this property promises a contemporary and comfortable lifestyle. Arrange a viewing today to witness the charm and convenience of this ground-floor flat in North Pilrig Heights for yourself.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

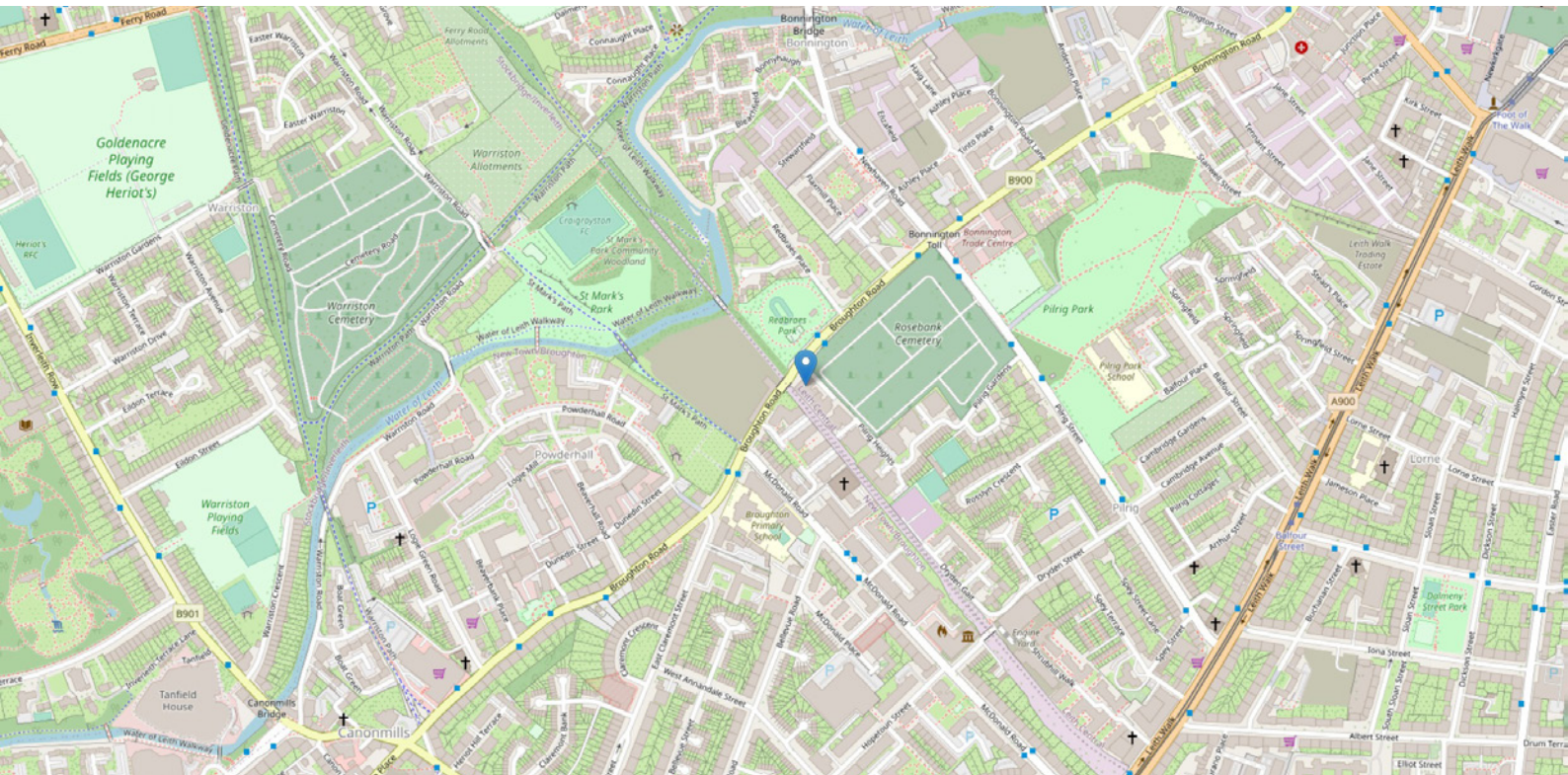


Approximate Dimensions
(Taken from the widest point)

Living Room 4.65m (15'3") x 4.48m (14'8")
 Kitchen/Diner 4.48m (14'8") x 2.41m (7'11")
 Bedroom 1 4.30m (14'1") x 3.08m (10'1")

En-suite 3.08m (10'1") x 1.73m (5'8")
 Bedroom 2 3.57m (11'9") x 2.69m (8'10")
 Bathroom 2.93m (9'7") x 2.72m (8'11")

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



THE LOCATION

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 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 café's 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 even Ocean Terminal Shopping Centre to accommodate for a vast variety of shopping needs.

The city's formal entertainment facilities, tend to be highly concentrated in the city centre. Here there are theatres and cinemas, all manner of hotels, restaurants and bars, indoor sports facilities and health clubs. Furthermore, all the other facilities, services and amenities associated with the city centre are, virtually on the doorstep.

For those who prefer open-air facilities, nearby Calton Hill provides superb views over the city which are well worth the climb. The Royal Botanic Gardens and Inverleith Park are within walking distance and the routes of many old railway lines radiate out from Canonmills to provide almost country-like walks within the heart of the city.




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