

# Flat 21,3 North Pilrig Heights

LEITH, EDINBURGH, EH6 5FF



*TWO-BEDROOM  
FOURTH-FLOOR FLAT*



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Nestled in the sought-after development of North Pilrig Heights, this fourth-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 serves as the heart of this flat, generously lit by large windows that flood the room with natural light. 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 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.

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**The Kitchen**







**Bedroom 1**











**Bedroom 2**







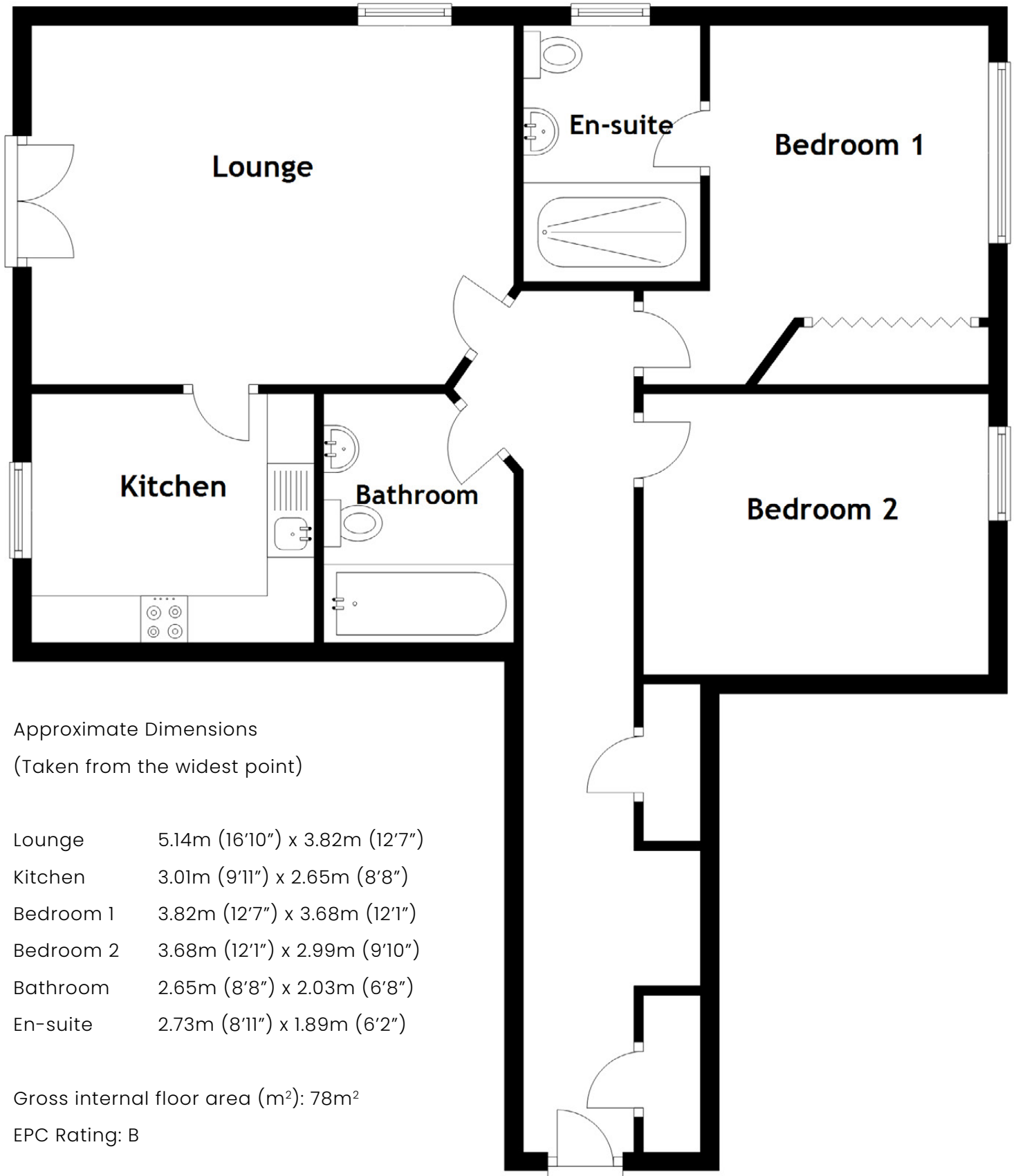




Also included are an on-site concierge, communal gym as well as under-ground residents parking with fob access. Arrange a viewing today to witness the charm and convenience of this fourth-floor flat in North Pilrig Heights for yourself.







## Floor Plan





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This property is situated in a popular residential district very centrally situated 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.

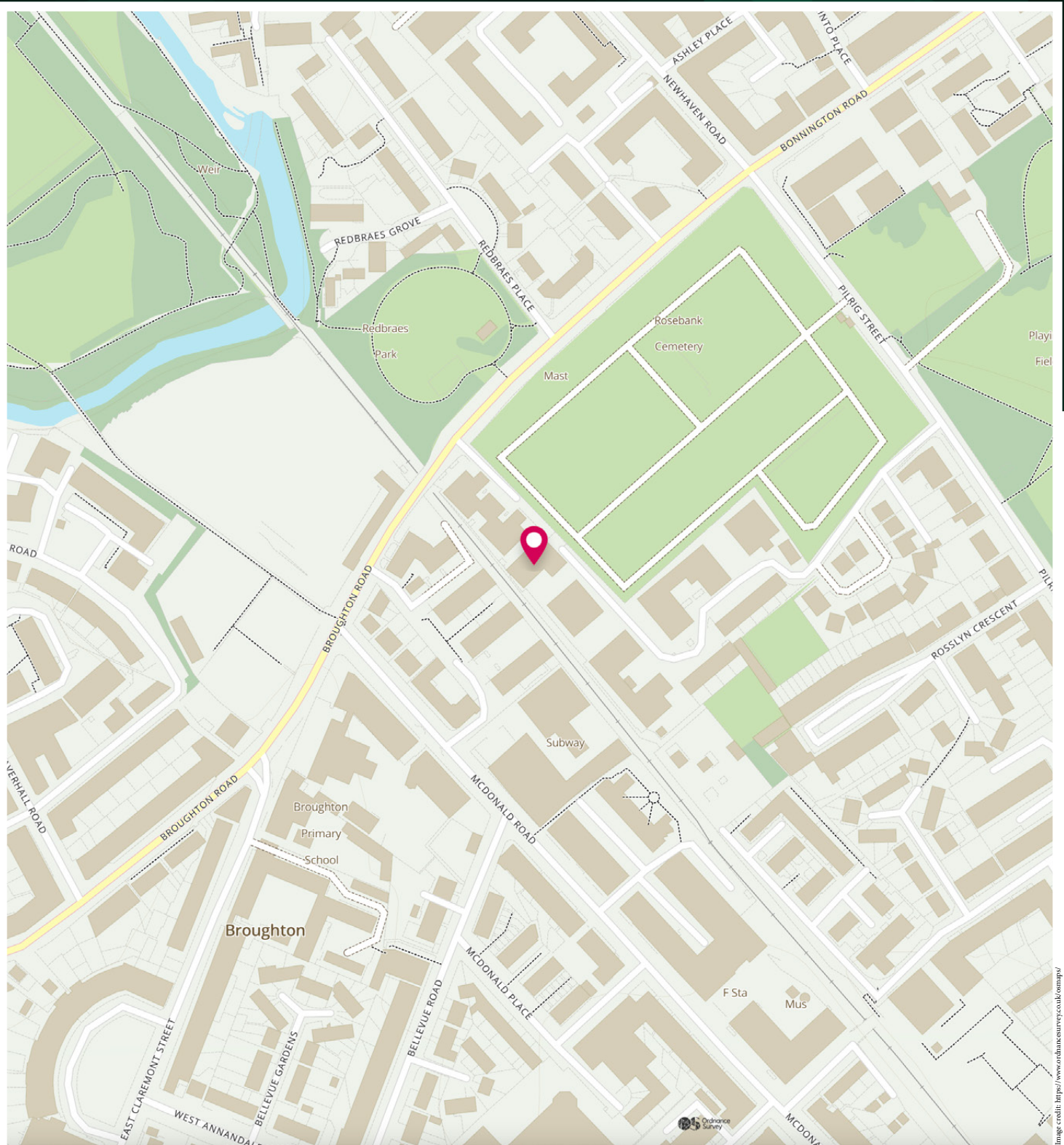
The local shops which include a large branch of Tesco will provide all the usual daily requirements, but should more specialised shopping facilities be required, it is a simple matter to travel into the city centre. There is the option of using one of the many and frequent bus or tram services available locally.

Nearby Leith is an established, independent community, and certainly, it is very much self-contained. The waterfront has been revitalized and transformed into a vibrant cultural and leisure destination. The area is home to numerous award-winning restaurants, showcasing a wide range of cuisines, including seafood, and international fare.

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## The Location





# McEwan Fraser Legal

Solicitors & Estate Agents

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