

3/1 North Pilrig Heights

EDINBURGH, EH6 5FF



Stylish two-bedroom ground-floor apartment in the sought-after Willow Building at North Pilrig Heights



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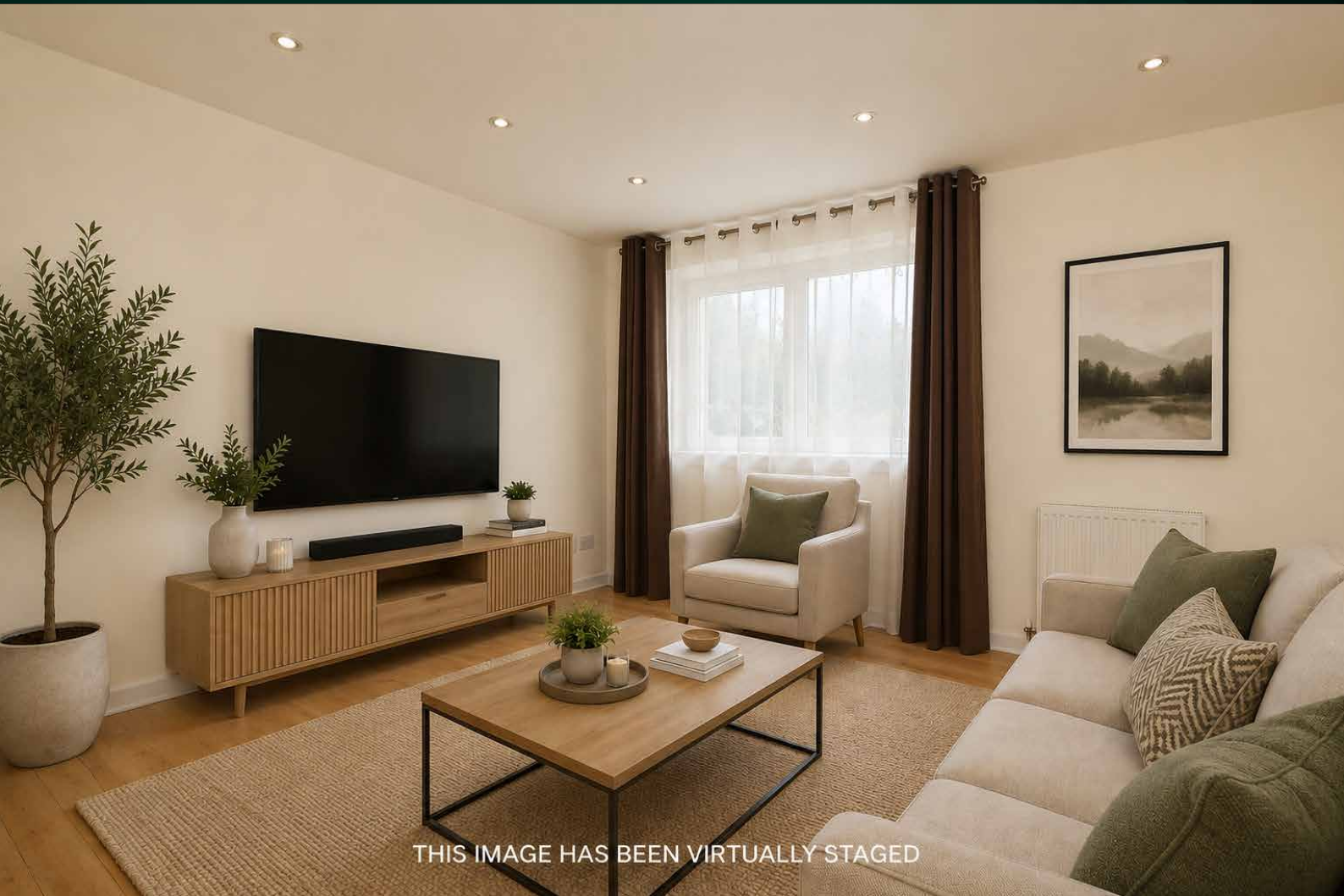
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McEwan Fraser Legal is delighted to present this spacious two-bedroom ground-floor flat in the highly regarded Willow Building at North Pilrig Heights. The building is particularly sought after thanks to its quiet, off-the-road setting and superb residents' facilities, including secure underground parking, unrestricted on-street parking, an on-site gym, concierge service, secure entry system and lift access throughout the development.

THE LIVING ROOM



Presented in excellent move-in condition, the property offers bright, well-balanced accommodation throughout. The generous living room is beautifully presented in neutral tones and offers ample floor space for a large suite and a full range of supporting furniture, creating a comfortable space to relax or entertain.

THE KITCHEN



The separate kitchen is fitted with an excellent range of base and wall-mounted units, complemented by tiled splashbacks, generous worktop space and a mix of integrated and freestanding appliances. There is also ample space for a breakfast table, making it an ideal spot for everyday dining.





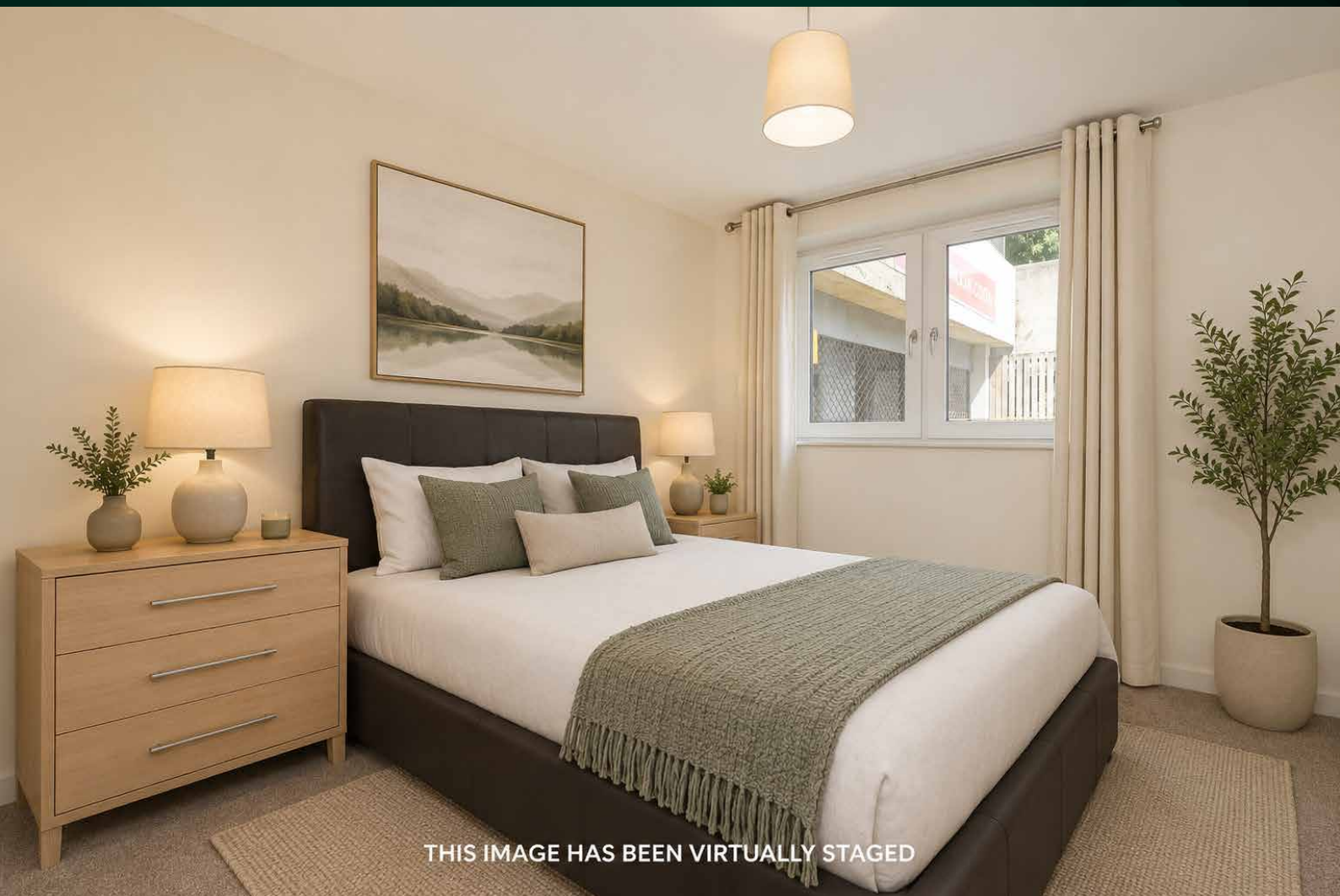
Both bedrooms are well-proportioned doubles with integrated wardrobes. The principal bedroom offers generous floor space and would comfortably accommodate a king-size bed alongside additional bedroom furniture, and also benefits from an en-suite shower room. The second bedroom is equally versatile and would make an excellent guest bedroom or a spacious home office while still accommodating a double bed if required.

The accommodation is completed by a welcoming central hallway with a useful integrated storage cupboard and a stylish family bathroom. The bathroom includes a modern white three-piece suite incorporating a shower over the bath.

THE BATHROOM



BEDROOM 1



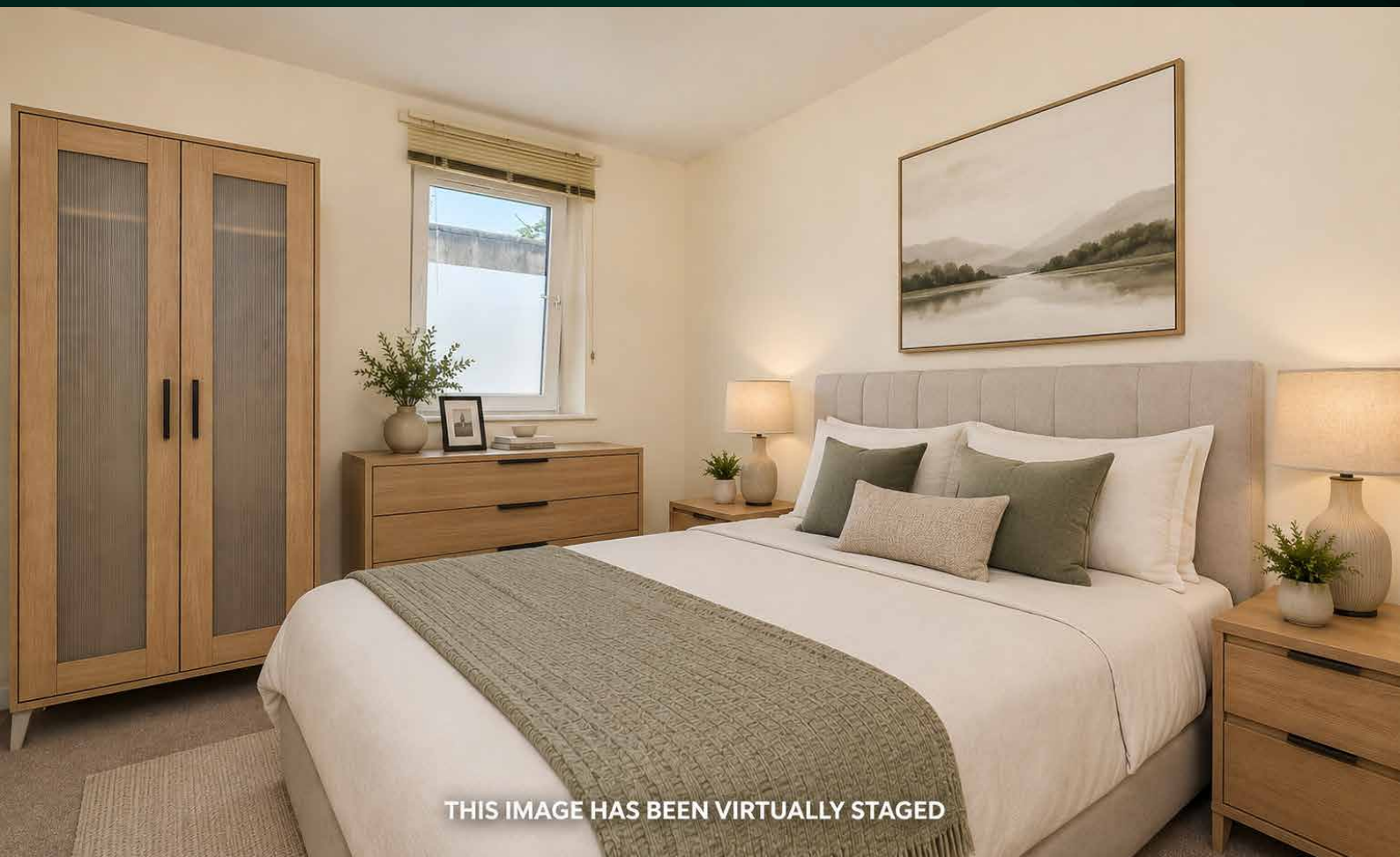
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benefits from an en-suite shower room



BEDROOM 2



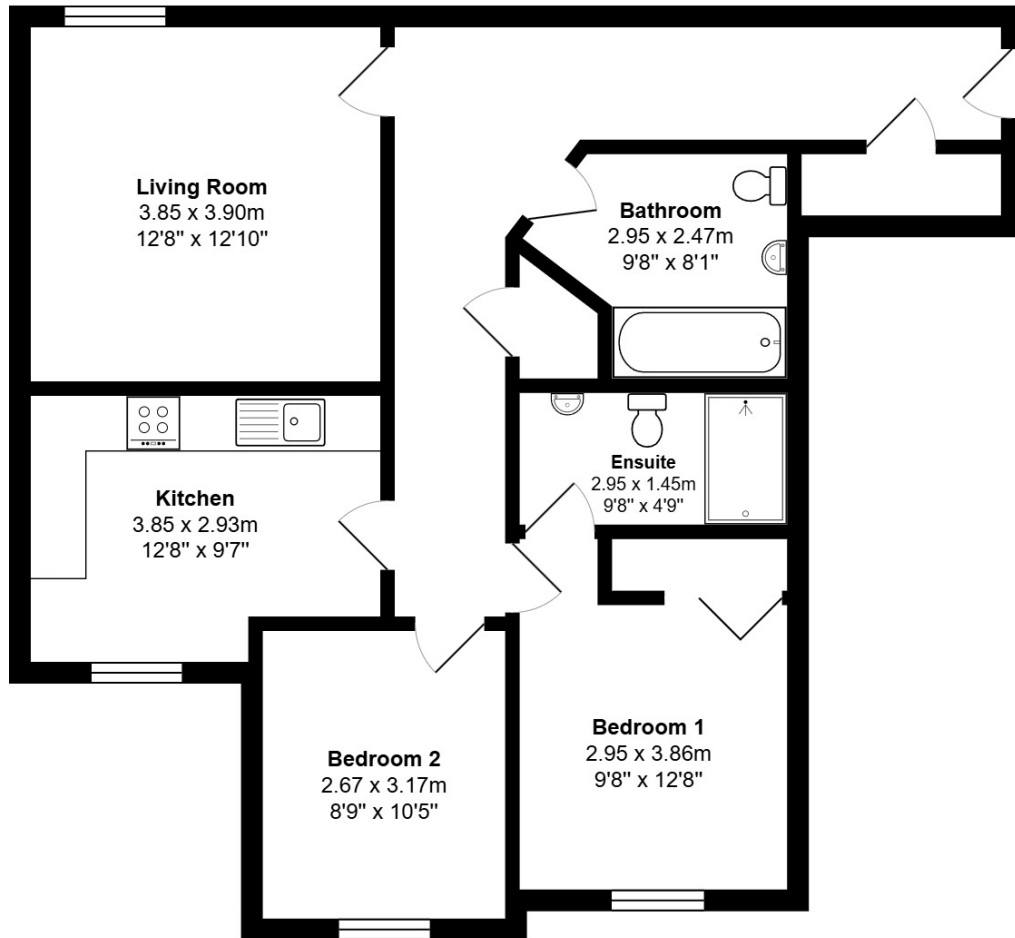
Further benefits include gas central heating, double glazing, secure car park, and a resident's gym, and access to the excellent residents' facilities that make North Pilrig Heights such a popular development.

This superb ground-floor apartment will appeal to a wide range of buyers, including first-time purchasers, professionals and investors alike. Early viewing is highly recommended.

EXTERNALS

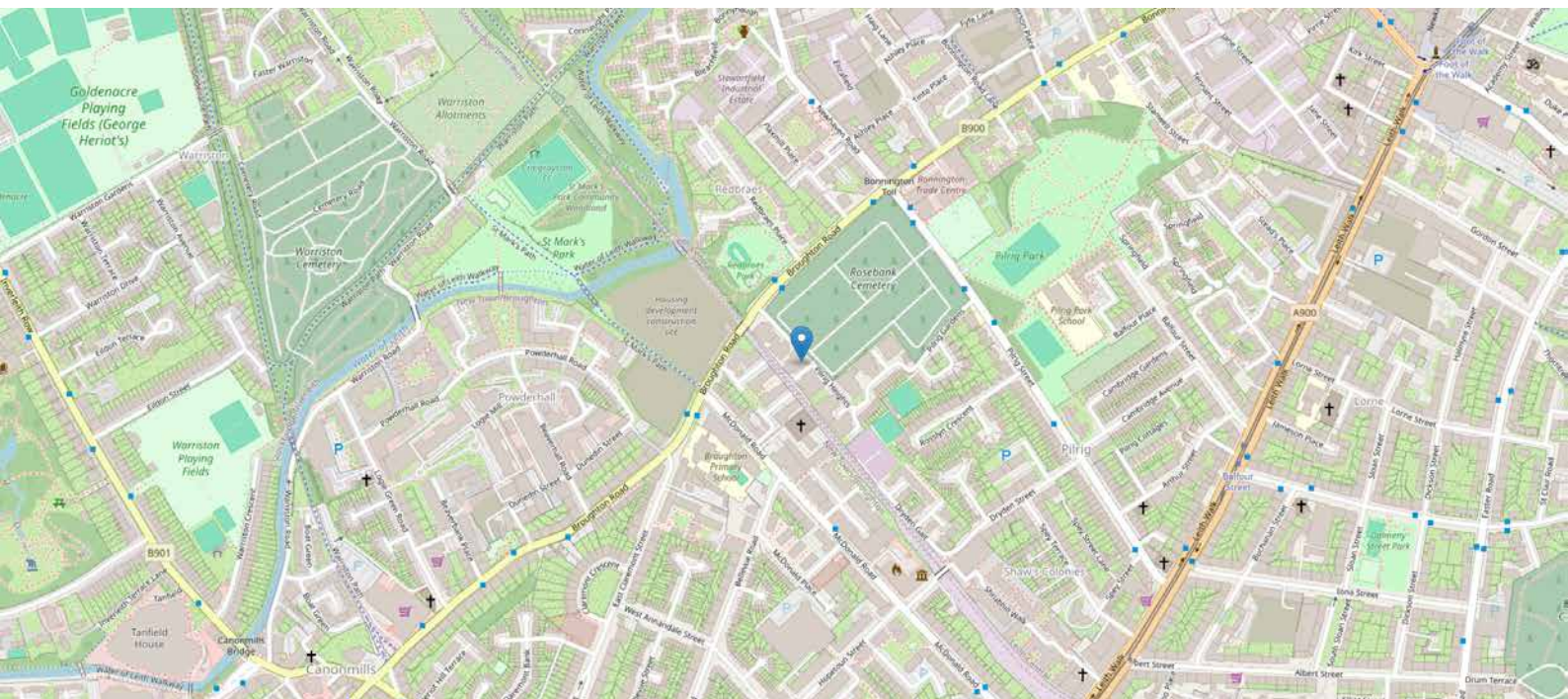


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 78m² | EPC Rating: B



THE LOCATION

North Pilrig Heights enjoys a convenient position in the popular Pilrig district, just north of Edinburgh's city centre. The area is particularly attractive to young professionals and first-time buyers, offering an excellent balance of city convenience and green open space. Everyday shopping is well catered for with nearby supermarkets, independent cafés, bars and restaurants, while the vibrant neighbourhoods of Leith, Broughton and Stockbridge are all within easy reach, providing an outstanding choice of boutique shops, coffee houses, eateries and nightlife. The nearby Ocean Terminal and St James Quarter offer an extensive range of retail, dining and leisure facilities.





For recreation, residents are spoiled for choice. Pilrig Park is just a short walk away, while the scenic Water of Leith Walkway provides miles of walking and cycling routes. The open spaces of Inverleith Park and the beautiful Royal Botanic Garden Edinburgh are also easily accessible, offering excellent opportunities for outdoor exercise and relaxation.

The location is exceptionally well connected, with frequent bus services providing quick access to the city centre and surrounding areas. The nearby Edinburgh Trams stop at McDonald Road offers fast links to the city centre, Edinburgh Waverley railway station and Edinburgh Airport. For commuters, the nearby A1, City Bypass and wider motorway network are all easily reached, making North Pilrig Heights an ideal base for those seeking a well-connected home with excellent amenities and leisure opportunities close at hand.



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