

Flat 4, 1 North Pilrig Heights

EDINBURGH, EH6 5BS



*SPACIOUS TWO-BEDROOM
GROUND FLOOR FLAT*



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McEwan Fraser Legal is delighted to present this spacious two-bedroom ground-floor flat in this sought-after development nearby Edinburgh's city centre.

Inside, the property comprises of a spacious living/dining area which is generously proportioned and offers various possibilities for furniture arrangements. The fully equipped kitchen is accessed via the living room and is well equipped with hob, fan oven, dishwasher and fridge freezer.

The property has two spacious double bedrooms of which the master bedroom benefits from a modern en-suite shower room and built-in wardrobes. The flat also has one main bathroom, both bathrooms are modern and functional.

In addition to this, the property benefits from gas central heating and double-glazed windows making for a warm cost-effective home, year-round. The property also has secure underground car parking and also benefits from a communal gym which is included within factor charges.





The Kitchen





Bedroom 1



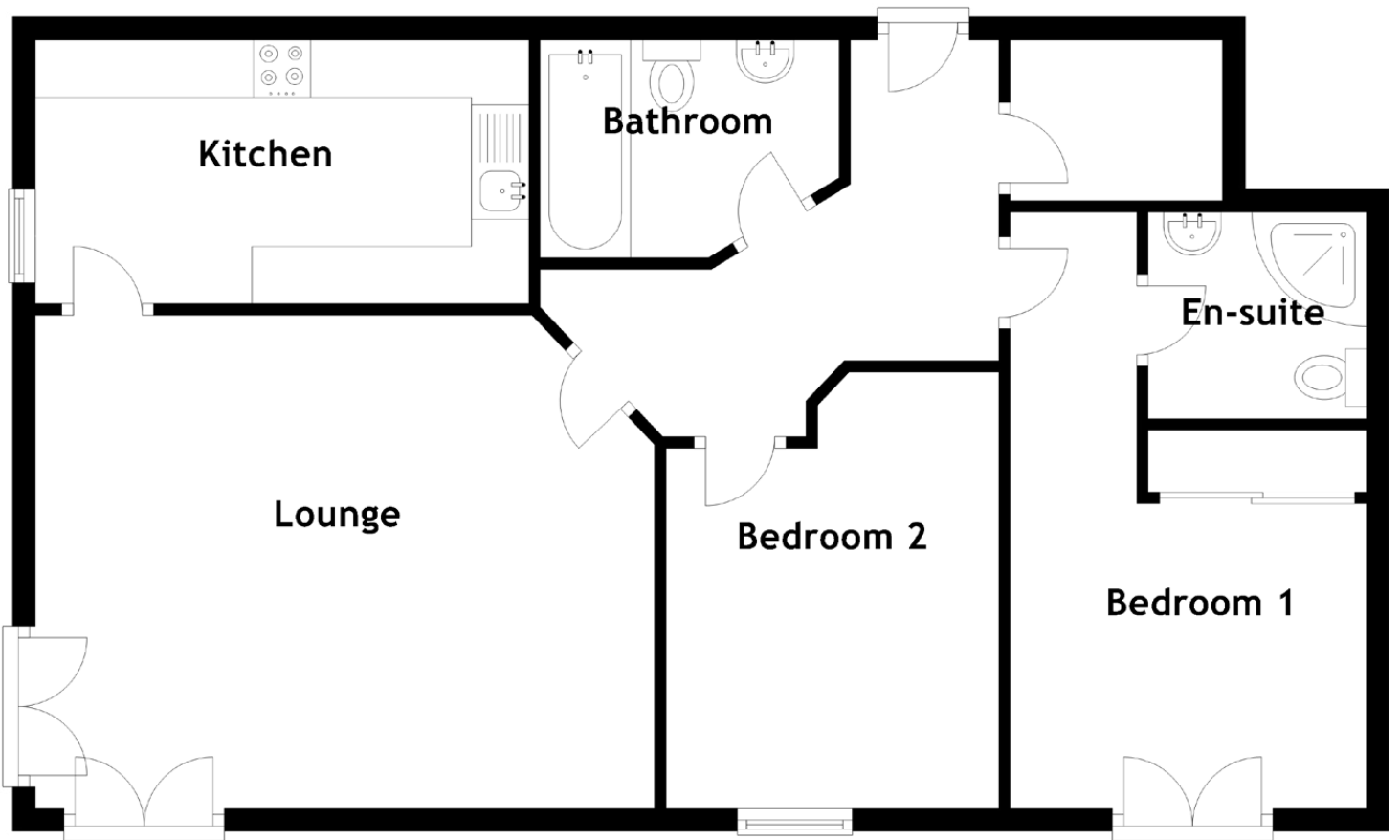




Bedroom 2







Approximate Dimensions

(Taken from the widest point)

Kitchen	4.30m (14'1") x 2.30m (7'7")	En-suite	1.90m (6'3") x 1.80m (5'11")
Lounge	5.40m (17'8") x 4.30m (14'1")	Gross internal floor area (m ²): 82m ²	
Bedroom 1	3.10m (10'2") x 2.00m (6'7")	EPC Rating: B	
Bedroom 2	3.80m (12'6") x 2.90m (9'6")		
Bathroom	2.60m (8'7") x 1.90m (6'3")		



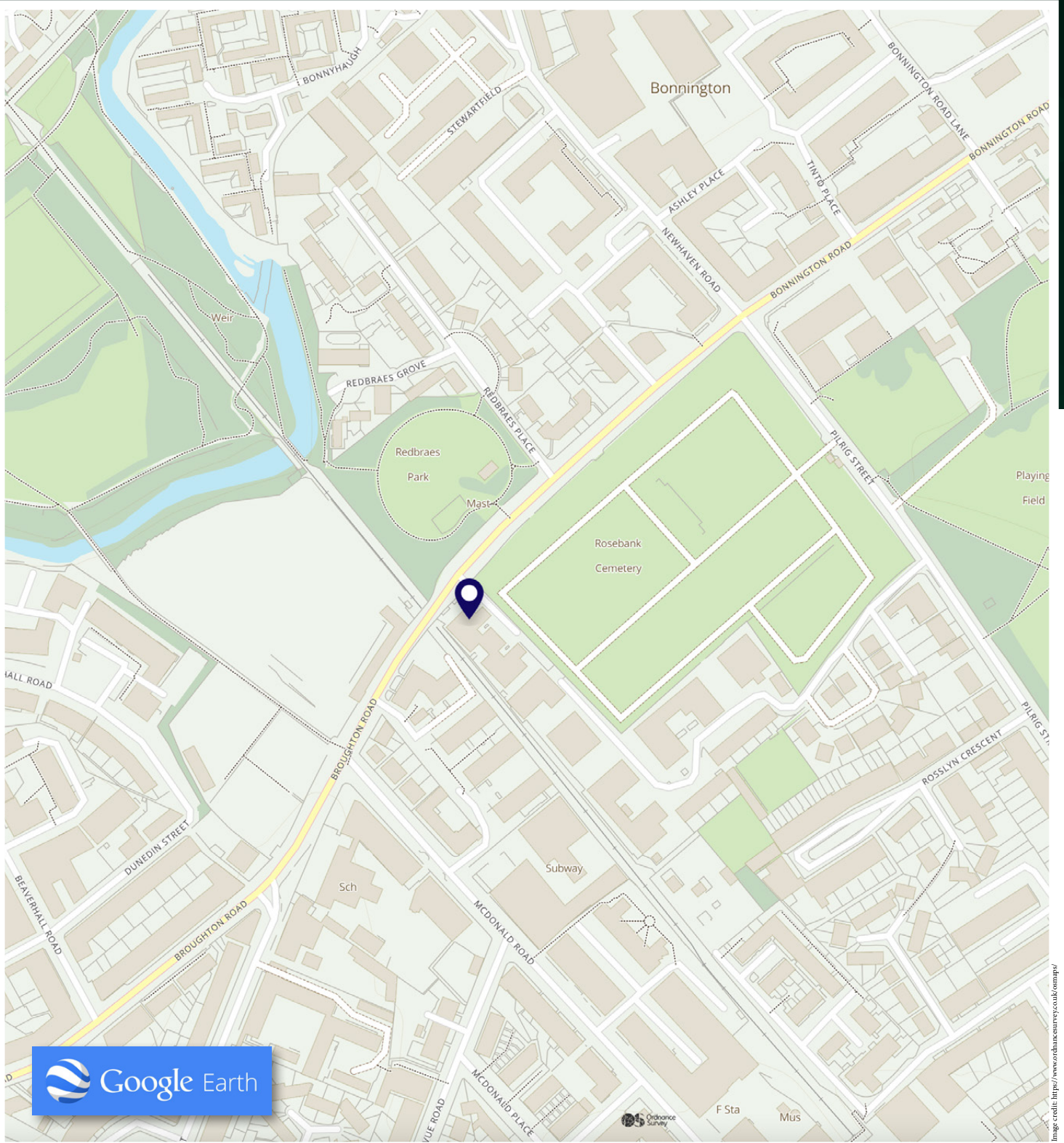


North Pilrig Heights is situated in the popular residential location of Broughton, northeast of Princes Street, and is served by a host of excellent amenities. It has all the benefits of city living and is within walking distance of Leith Walk which has a wide and eclectic range of specialised and international 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 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.

The Location



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