

Flat 9, 41 Pilrig Heights

EDINBURGH, EH6 5FG



*SPACIOUS TWO BEDROOM
FIRST FLOOR FLAT*



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McEwan Fraser Legal is delighted to present this spacious two-bedroom first-floor flat in excellent condition having been well maintained by the current owners.

Inside, the property comprises of a spacious living area with a large Juliet balcony and offers various possibilities for furniture arrangements.







The kitchen diner is well proportioned and is equipped with, gas hob, fan oven and a mixture of free-standing and integrated appliances. The kitchen also benefits from a large window allowing in plenty of natural light.



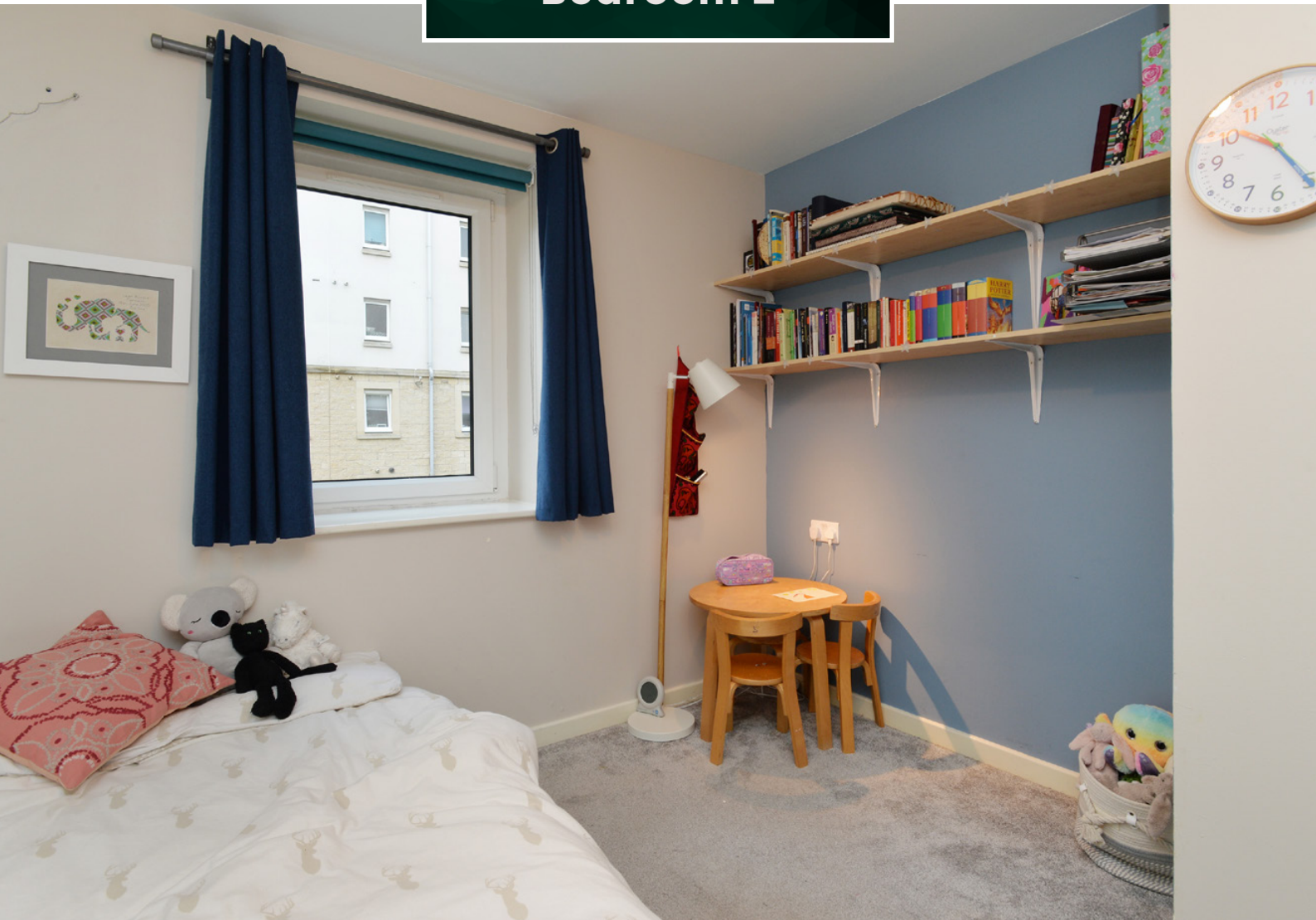


The property benefits from two generous double bedrooms of which the master bedroom has integrated wardrobes and en-suite shower room and bedroom two has ample space for free-standing storage furniture.





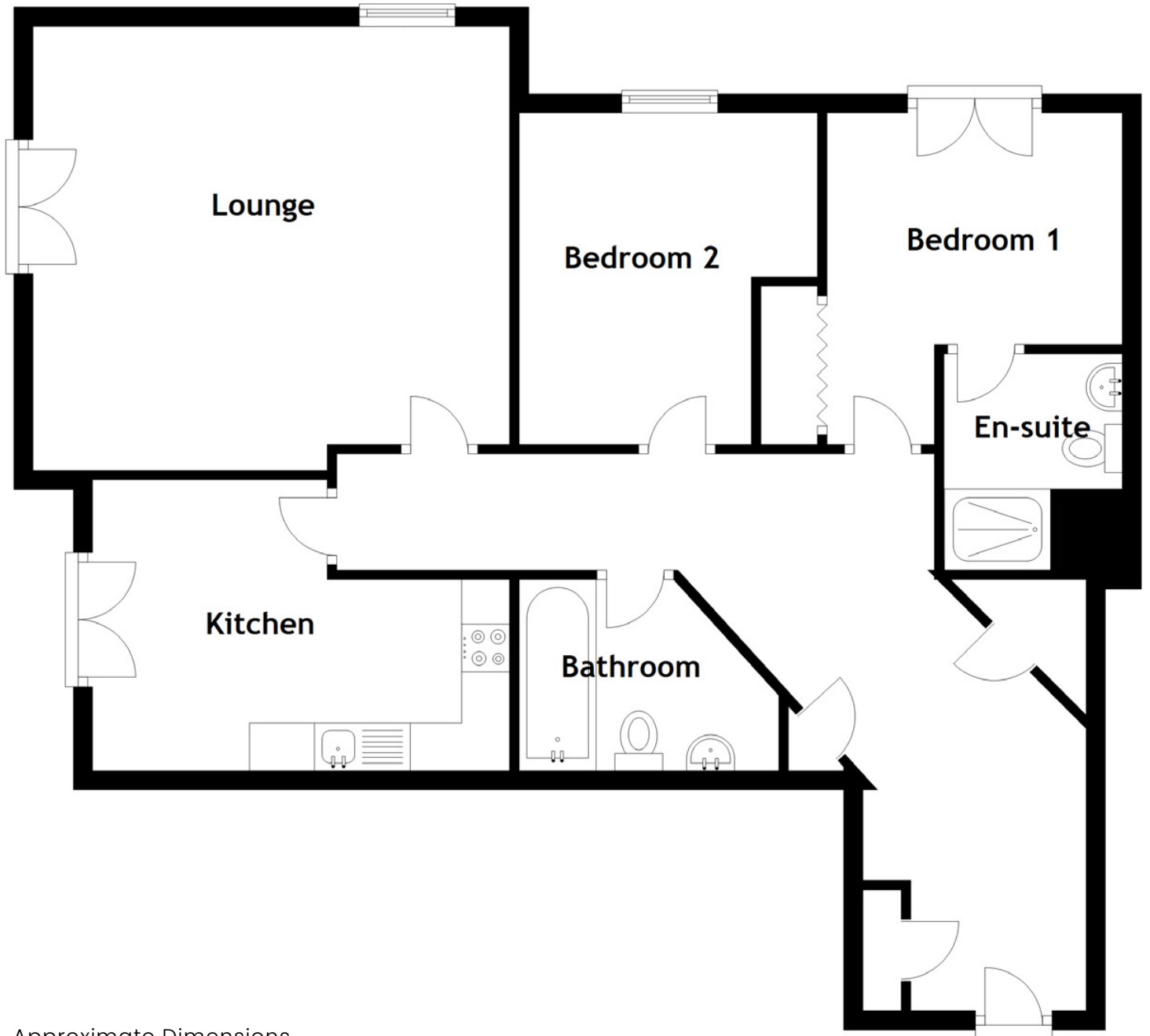
Bedroom 2





There are two bathrooms in the flat from the main bathroom which is equipped with a modern three-piece shower suite and the master bedroom en suite three-piece shower room. Both facilities have been well maintained.





Approximate Dimensions

(Taken from the widest point)

Lounge	4.97m (16'4") x 4.36m (14'4")
Kitchen	4.35m (14'3") x 3.18m (10'5")
Bedroom 1	3.46m (11'4") x 3.08m (10'1")
Bedroom 2	3.46m (11'4") x 2.42m (7'11")
Bathroom	2.71m (8'11") x 2.00m (6'7")
En-suite	2.25m (7'5") x 1.86m (6'1")

Gross internal floor area (m²): 96m²

EPC Rating: B

In addition to this, the property includes modern gas central heating, fully double-glazed windows, on-street permitted parking, underground car parking, access to the private gym located within the development and a concierge service. This is a rare opportunity to acquire this modern flat in this excellent location and early viewing would be recommended to avoid disappointment.



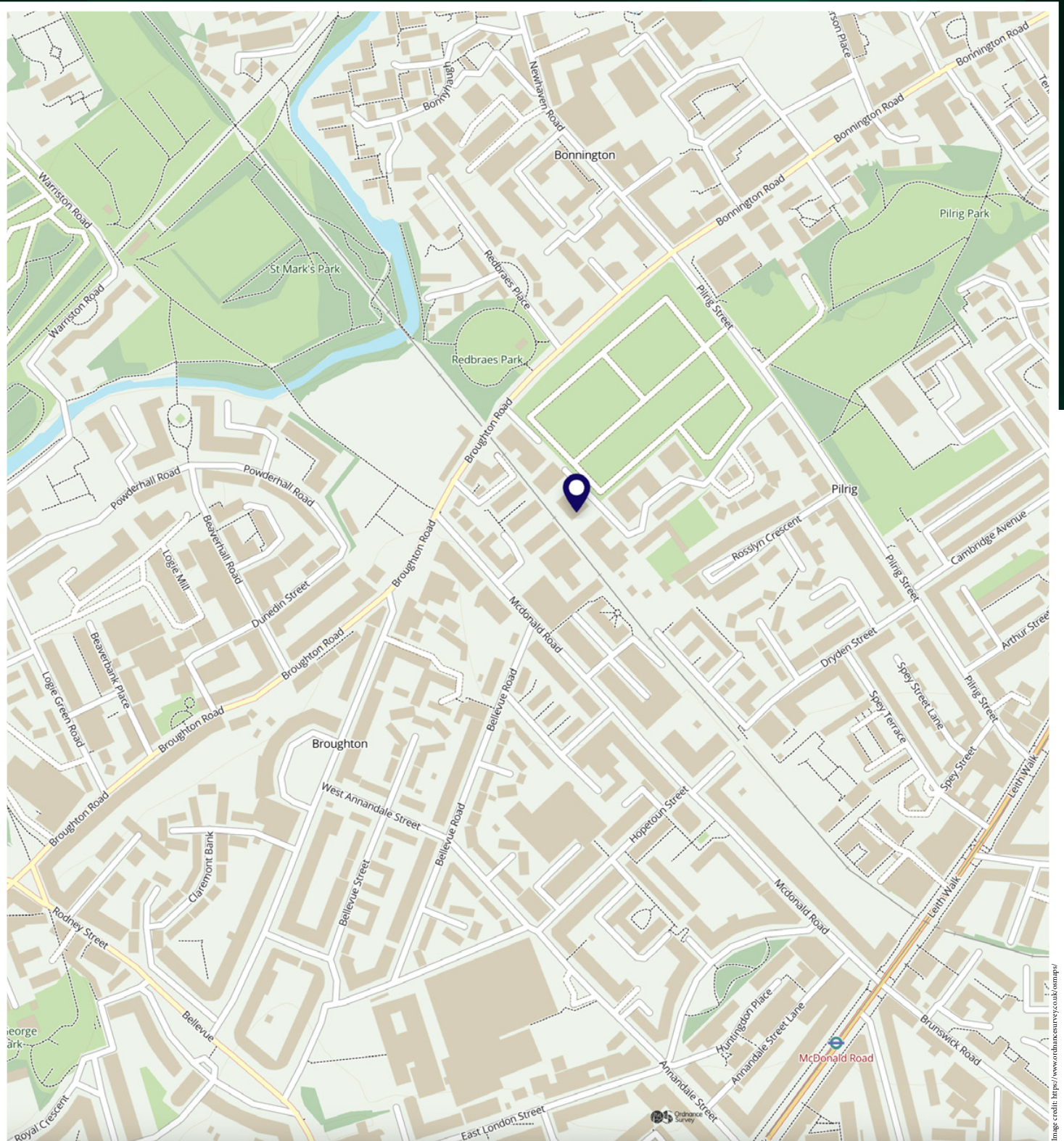


The Water of Leith runs right through the centre of Bonnington, which is situated between Ferry Road and Bonnington Road, on the Northside of Edinburgh. The area comprises a wide variety of property styles, including stone built tenement properties built around the turn of the century, detached villas with private gardens and a number of modern housing estates.

Throughout Bonnington, there are clusters of local shopping facilities well able to supply all the normal daily requirements. Several open-air recreational facilities are within easy reach of the area. The Royal Botanic Gardens, a number of public parks, and the picturesque village and harbour of Newhaven always provide pleasant destinations for an afternoon walk.

East and west communication within the city is very quick and easy using Ferry Road. Nearby, Inverleith Row gives direct access to the city centre and the New Town.

The Location



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