

Flat 20 Birch Apartments

BROUGHTON COURT, 2 NORTH PILRIG HEIGHTS, EDINBURGH, EH6 5FE



This immaculately presented, spacious two-bedroom apartment is located on the third floor and is one of the largest apartments in the development



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McEwan Fraser is delighted to present this spacious two-bedroom apartment to the market. The property is located on the third floor and is one of the largest apartments in the development. Its elevated position offers fantastic views with a spacious leafy outlook where beautiful sunrises and sunsets can be watched, and huge amounts of natural light. Birch Apartments is a sought-after building in a quiet off-the-road position that boasts a secure underground car park as well as free on-street parking, an on-site gym, a concierge, a secure entry system, and lift access to all floors.

THE LIVING ROOM



Internally, the property is presented in excellent move-in condition. The accommodation is focused on a picture-perfect living room that gets huge amounts of natural light from a set of French doors that open to a Juliet balcony. The living room is neutrally finished and enjoys quality laminate flooring.

THE KITCHEN



The separate dining kitchen, a rare luxury in a modern apartment, is adjacent to the living room. The kitchen has a range of base and wall-mounted units that provide ample prep and storage space for the aspiring chef as well as ample space for entertaining, perfect for hosting dinner parties. Gas hob and electric oven are integrated and space is provided for freestanding washing machine and fridge freezer.





Bedroom one is a spacious double bedroom with an integrated wardrobe and plenty of space for a full suite of supporting furniture. Bedroom one further benefits from a bright en-suite shower room which boasts a white suite and partial tiling. Bedroom two is also a well-proportioned double bedroom which is currently illustrated as a nursery. There would be plenty of space for this room to be utilised as a home office with a pull-out double bed when guests are staying.

The accommodation is completed by a wide welcoming central hallway which includes integrated storage and gives access to the master bathroom. The spacious master bathroom itself is partially tiled and includes a three-piece white suite with a shower over the bath. With plenty of natural light, it is perfect for relaxing baths at the end of the day.

This property would make an ideal first-time buy or sound buy-to-let investment and internal viewing is highly recommended.

THE BATHROOM



BEDROOM 1



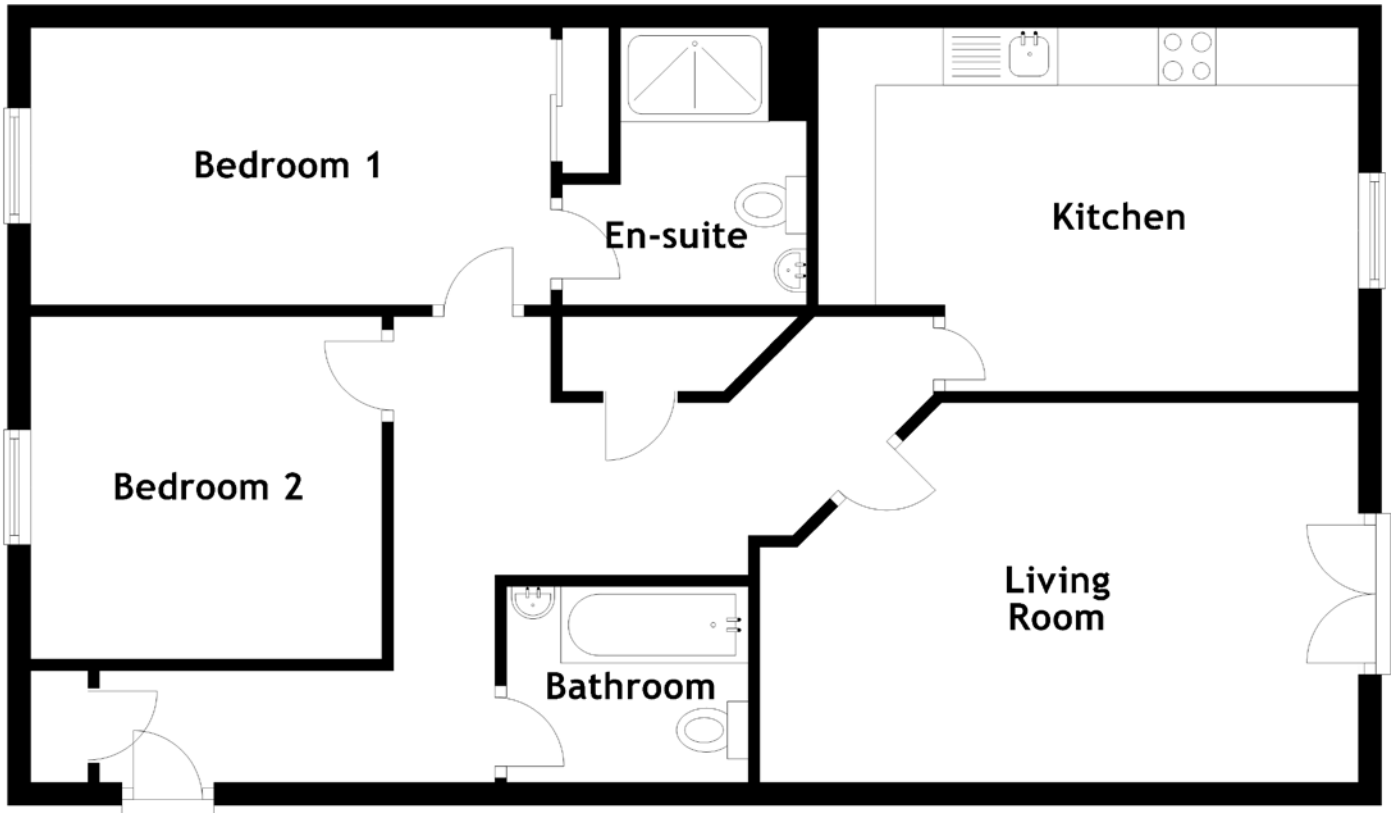
Bedroom one further benefits from a bright en-suite shower room which boasts a white suite and partial tiling



BEDROOM 2



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Living Room 5.19m (17') x 3.30m (10'10")
 Kitchen 4.71m (15'5") x 3.16m (10'4")
 Bedroom 1 4.53m (14'10") x 2.41m (7'11")

En-suite 2.41m (7'11") x 2.33m (7'8")
 Bedroom 2 3.06m (10') x 2.98m (9'9")
 Bathroom 2.10m (6'11") x 1.70m (5'7")

Gross internal floor area (m²): 80m²
 EPC Rating: B



THE LOCATION

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 Omni Centre is located at the top of Leith Walk on Picardy Place and has a Nuffield Health Gym and a multi-screen Cinema.

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.

Nearby Edinburgh Waverley Railway Station provides an excellent rail service to many destinations and local public transport is well served by an efficient Tram service which provides a link to Edinburgh Airport and regular Bus services which runs to and from the city centre and to the surrounding areas.




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