

2/19 North Pilrig Heights

BROUGHTON, EDINBURGH, EH6 5FE



This spacious two-bedroom apartment with a balcony is one of the largest apartment styles in the development



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McEwan Fraser is delighted to present this spacious two-bedroom apartment with a balcony. The property is one of the largest apartment styles in the development and its elevated position offers fantastic views 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 is dual-aspect and 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 plenty of space for entertaining. Gas hob, electric oven, and dishwasher are integrated. Further space is provided for a freestanding washing machine and fridge freezer.





The master bedroom is a spacious double bedroom with direct access to a balcony, an integrated wardrobe, and plenty of space for a full suite of supporting furniture. It 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 with ample space for a full array of bedroom furniture.

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.

THE BATHROOM



THE MASTER BEDROOM



BEDROOM 2

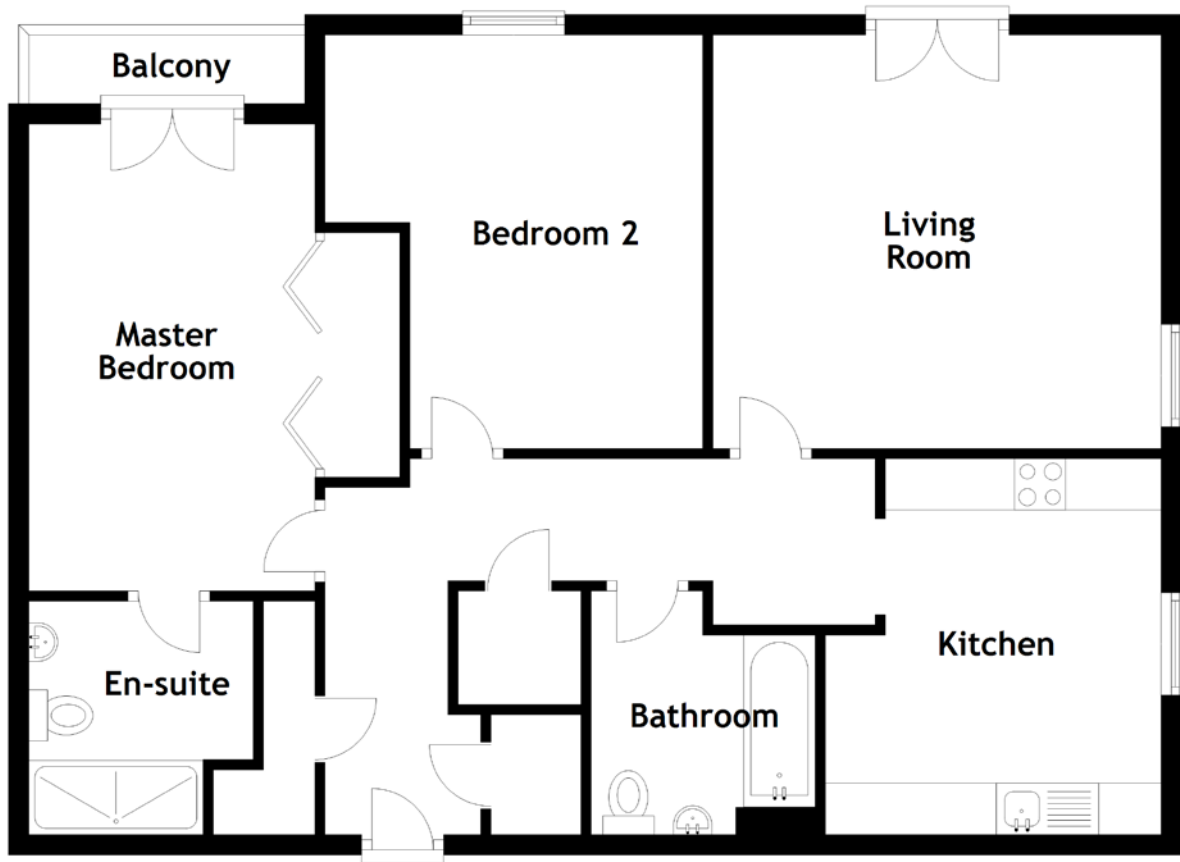


This property would make an ideal first-time buy or sound buy-to-let investment and internal viewing is highly recommended.

EXTERNALS & VIEW



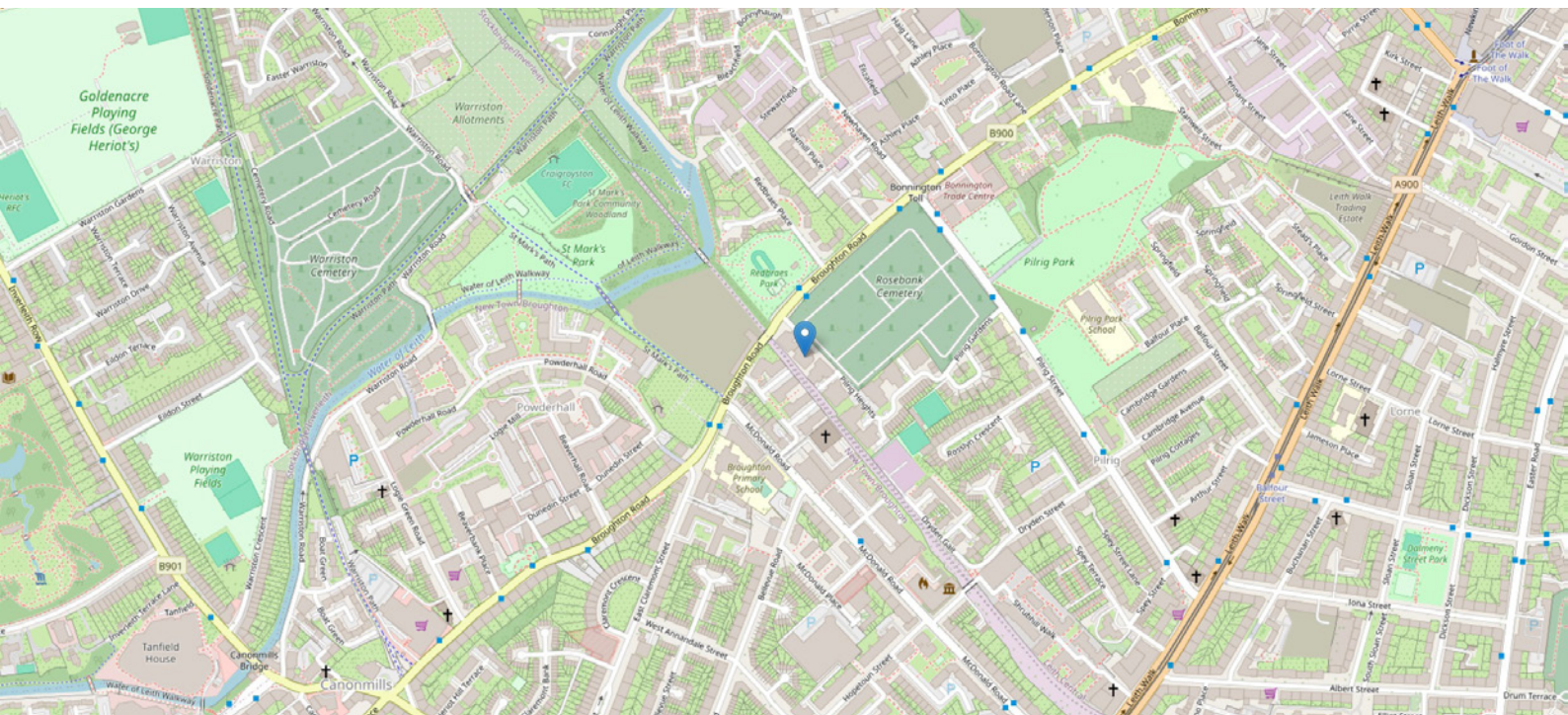
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Living Room 4.38m (14'4") x 4.04m (13'3")
 Balcony 2.79m (9'2") x 0.77m (2'6")
 Kitchen 3.67m (12') x 3.28m (10'9")
 Bathroom 2.38m (7'10") x 2.19m (7'2")

Master Bedroom 4.56m (15') x 2.79m (9'2")
 En-suite 2.29m (7'6") x 2.19m (7'2")
 Bedroom 2 4.04m (13'3") x 3.69m (12'1")
 Gross internal floor area (m²): 86m²
 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 run to and from the city centre and to the surrounding areas.




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**Part
Exchange
Available**



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