



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
0131 524 9797

**2 Pilrig Heights**  
EDINBURGH, EH6 5BF





# THE LOCATION

*Edinburgh*

This property is situated in a popular residential district just outside the city centre to the north-east. The area is well served with a variety of local shopping facilities with a choice of building society, banking and Post Office services all nearby. The local shops, which include a large branch of Tesco, will provide all the usual daily requirements but should more specialised shopping facilities be required, it is a simple matter to travel into the city centre. Using one of the many and frequent bus services that pass through the district, the journey of approximately a mile into the middle of Princes Street only takes a few minutes.

A short journey away, Leith waterfront provides a host of café's galleries and Michelin starred restaurants. Each year the Leith Arts Festival provides a vibrant mixture of art and music from around the world. If this isn't enough there is also a local Asda store and even Ocean Terminal Shopping Centre to accommodate a vast variety of shopping needs.







# THE PROPERTY

## *2 Pilrig Heights*

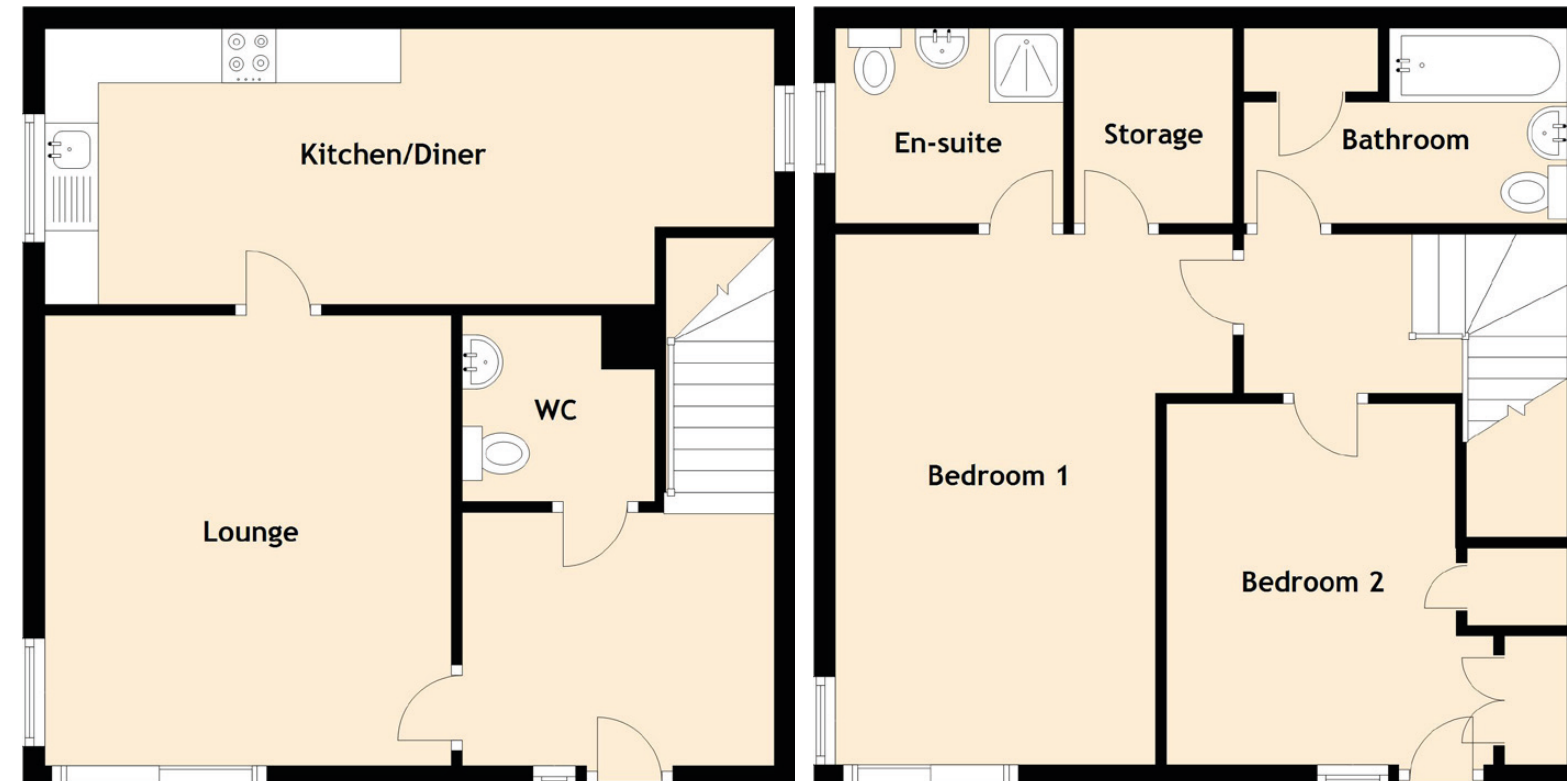
McEwan Fraser Legal are delighted to bring to the market this immaculate two bedroom semi-detached house in the heart of Edinburgh. This rarely available house comes with front and rear gardens as well as driveway parking.

On the ground floor, the property comprises; Large entrance hallway, WC, dual aspect living room with patio door out to the front garden and a spacious dining kitchen. The kitchen benefits from an integrated 4 ring gas hob and oven, freestanding American style fridge freezer, washing machine and dual aspect windows.

The first floor comprises; family bathroom with 3 piece white suite, double bedroom with fitted wardrobes and a Juliet balcony, a large master bedroom which has dual aspect windows, a built-in wardrobe and an en-suite shower room.







Approximate Dimensions  
(Taken from the widest point)

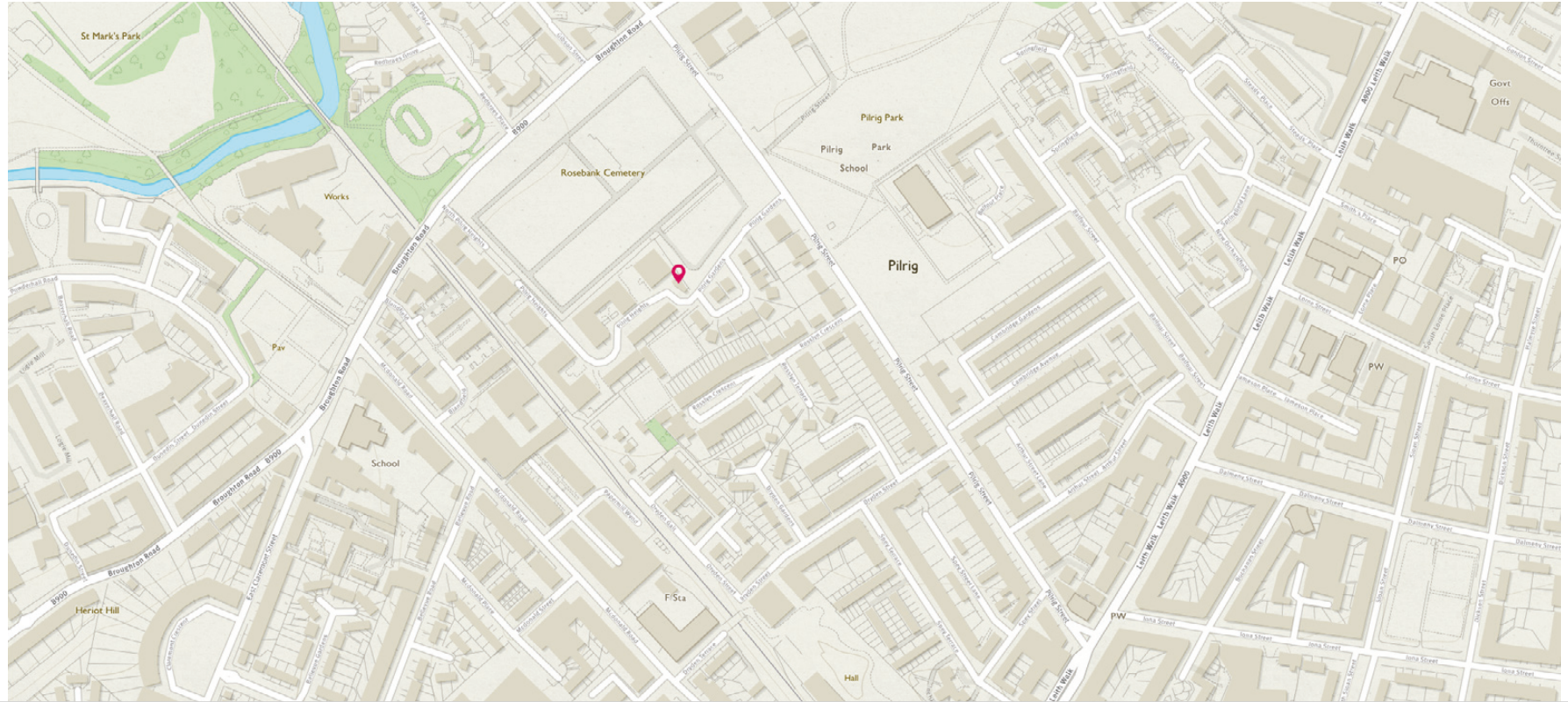
|               |                               |
|---------------|-------------------------------|
| Kitchen/Diner | 6.82m (22'5") x 2.56m (8'5")  |
| Lounge        | 4.18m (13'9") x 3.78m (12'5") |
| Bedroom 1     | 5.00m (16'5") x 3.70m (12'2") |
| Bedroom 2     | 3.40m (11'2") x 3.02m (9'11") |
| Bathroom      | 3.05m (10') x 1.84m (6')      |
| En-suite      | 2.15m (7'1") x 1.84m (6')     |
| WC            | 1.79m (5'10") x 1.73m (5'8")  |

Gross internal floor area (m<sup>2</sup>): 94m<sup>2</sup>  
EPC Rating: C

Extras (Included in the sale): All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.







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Part  
Exchange  
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