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EDINBURGH, EH6 5AQ

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Many would consider Edinburgh's Leith area to be one of the city's best served suburban shopping centres. There is an exceptionally wide choice of shopping facilities here as well as a number of banks, building societies and a post office. A few minutes' walk takes you to Ocean Terminal where further shops, restaurants and cinema can be found.

Leith is an established, independent community, and certainly, it is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment and bright lively atmosphere. In addition, Leith has a vast array of amenities with several surgeries, a choice of dentists.

The shore, the area of Leith which is situated on either side of the Water of Leith as it approaches the sea, has become a particularly fashionable area.

If you take a short walk from the property you will find yourself at the top of Leith Walk, next to the famous Playhouse Theatre. Leith walk has access to a huge number

of bus services, and is only 5 minutes from Waverly Train Station, making it suitable for a variety of potential buyers. With a fantastic train service getting one to London is less than 4hrs and 30 mins, this will soon be under 4hrs with the new Hitachi trains. The property is also situated within close proximity to the tram terminus at Picardy place providing quick and convenient travel to Edinburgh Airport. There are also a wide range of fantastic restaurants including the award winning 'Gardener's Cottage' nestled within Royal Terrace Gardens and the Manna House Bakery and Patisserie. The Omni Centre, which houses a fabulous cinema complex sits beside the stunning 'The Glasshouse' Hotel, all of which are only minutes walk from the property.

Leith is also perfectly located for ease of travel to many parts of the city and beyond. Ferry Road gives very swift access to the west. Seafield Road leads out to the east. In both these directions, there are ultimately links with the city By-pass.

Leith also has its own Primary and Secondary schools, the Academy being a community high school with access to adults during the day and evenings.



12/4 PILRIG STREET

STUNNING THREE
BEDROOM APARTMENT
// A SHORT WALK FROM
EDINBURGH'S CITY CENTRE

Part Exchange available. We are delighted to present to the market this fantastic three bedroom second floor flat a short walk from Edinburgh City Centre and The Shore area in Leith. Whilst enjoying a degree of seclusion and privacy within this leafy pocket of Pilrig, this charming property is superbly positioned just a stone's throw away from the lively Leith Walk. Here one will find top class restaurants, bars and boutique shops. Viewing of this property is highly recommended.

Occupying a preferred second floor position within this traditional building in a highly sought after pocket of Edinburgh, is this beautiful three bedroom flat - presented to the market in walk-in-condition. A wealth of period detailing has been retained, most noticeably cornice work, original fire places and hard wooden floors, which will no doubt appeal to the discerning buyer.

The flat has been designed to maximise the natural available light to create a modern ambience, and has been decorated throughout with a contemporary neutral theme. As one would expect, room dimensions are very generous and the accommodation has been arranged to offer both flexibility and individuality.

On entering this property you walk into a large welcoming

hallway. The entrance hall provides access to all rooms and benefits from an attractive seating area, plenty of storage and natural wooden floors. The immediately impressive lounge with a sash & case bay window to the front aspect floods the room with light and provides a fantastic focal point. This room is further enhanced by wooden floors, cornicing, central ceiling rose and a beautiful fireplace.

The kitchen diner has been re-fitted within the last few years to include a good range of contemporary floor and wall mounted units with a complimentary worktop. It further benefits from an integrated appliances, Belfast style sink, oven and hob. There is plenty of space for furniture and a large dining table with chairs.

The master and third bedroom are at the front of the property with a pleasant outlook towards the Church. The master bedroom is a beautiful room, benefiting from ample space for a super king size bed and furniture. Bedroom two is positioned at the rear of the property looking over the communal grounds. A trendy family bathroom with a gorgeous claw foot bath and a separate W/C completes this wonderful accommodation.

The property benefits from Gas central heating and double glazing to ensure a warm cosy living environment all year round. Externally there is an enclosed communal garden and also plenty of free on-street parking.



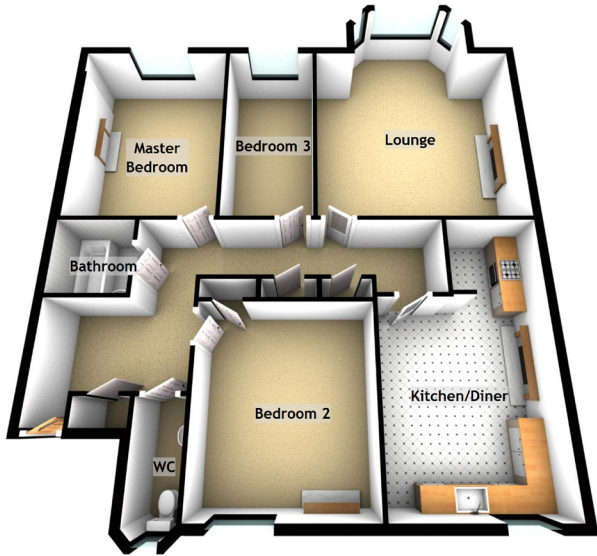
KITCHEN & LOUNGE





SPECIFICATIONS

FLOOR PLAN & PROPERTY LOCATION

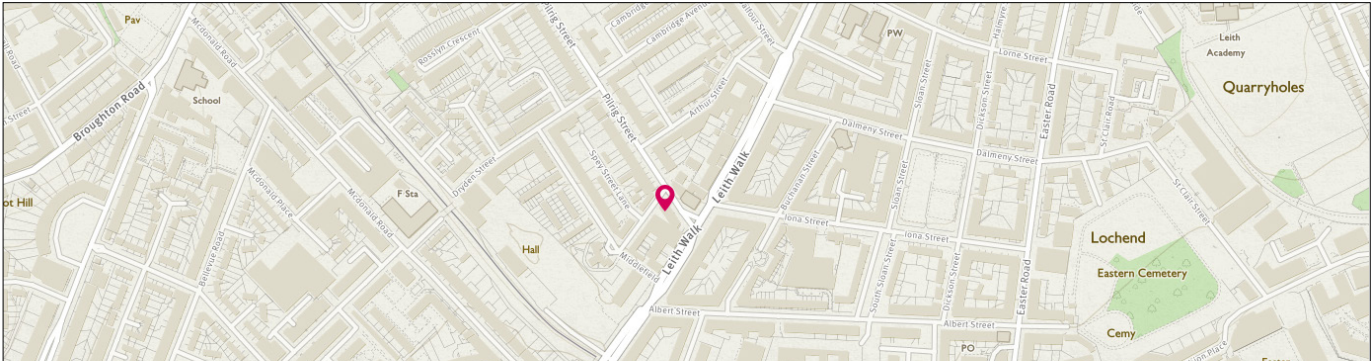


APPROXIMATE DIMENSIONS (Taken from the widest point)	
Kitchen/Diner	6.03m (19'9") x 3.55m (11'8")
Lounge	5.93m (19'6") x 4.78m (15'8")
Master Bedroom	4.52m (14'10") x 3.48m (11'5")
Bedroom 2	4.15m (13'7") x 3.63m (11'11")
Bedroom 3	4.52m (14'10") x 2.08m (6'10")
Bathroom	1.72m (5'8") x 1.69m (5'7")
WC	2.23m (7'4") x 0.84m (2'9")

GROSS INTERNAL FLOOR AREA (m²) - 115 m²

EXTRAS
(Included in the sale)

All integrated appliances, all light fittings. excluding the master bedroom and lounge.





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Part
Exchange
Available

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