




McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

41/19 Pilrig Heights
PILRIG, EDINBURGH, EH6 5FG

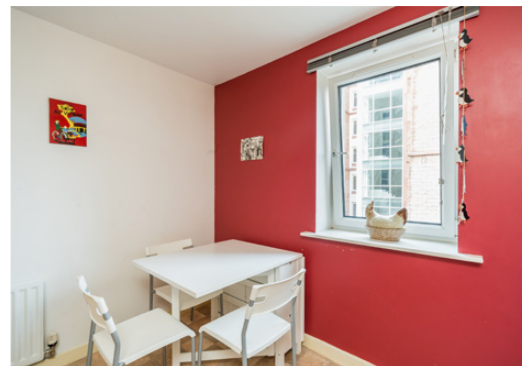


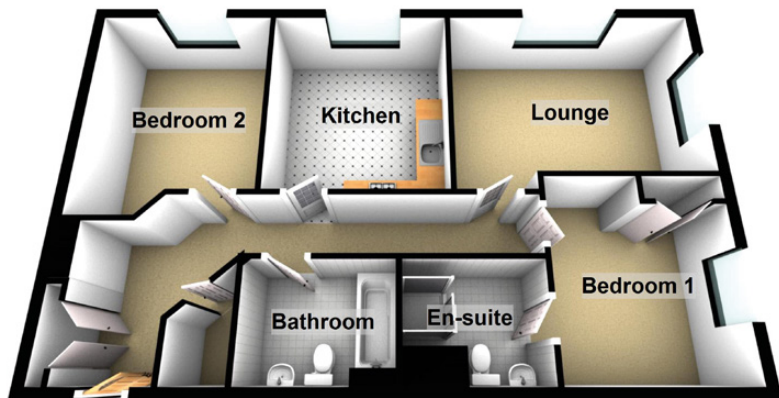
PILRIG HEIGHTS

This property is situated in a popular residential district very centrally situated 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. 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. If this isn't enough there is also a local Asda store and even Ocean Terminal Shopping Centre to accommodate for a vast variety of shopping needs. For those who prefer open air facilities, nearby Calton Hill provides superb views over the city which are well worth the climb. The Royal Botanic Gardens and Inverleith Park are within walking distance and the routes of many old railway lines radiate out from Canonmills to provide almost country-like walks within the heart of the city.

McEwan Fraser Legal are delighted to present this bright attractive third floor flat that

occupies a prime position within this prestigious and modern development. The flat is entered from a well-kept communal stairwell via a security entry phone system, and benefits from a lift and stairs to all floors. The accommodation has an entrance hallway with two good sized storage cupboards, a most impressive living room which is flooded with light thanks to two large windows at the front and side and a well proportioned fully fitted integrated kitchen with ample worktop space. Master bedroom has built in wardrobe and a three piece en-suite with standing shower while the second bedroom has ample space for furniture arrangements, and a part tiled bathroom with white three piece, modern suite. A full gas central heating system has been installed and this along with comprehensive double glazed window units should help ensure a warm yet cost effective living environment. This property also benefits from a secure door entry system, a lift, gas central heating, full double-glazing, communal garden grounds surrounding the property. Also included are bin and bike storage units and a communal gym as well as under-ground residents parking with fob access and on-street parking to accommodate for visitors.





Approximate Dimensions
(Taken from the widest point)

Lounge	4.48m (14'8") x 3.49m (11'5")
Kitchen	3.21m (10'6") x 2.61m (8'7")
Bedroom 1	3.39m (11'1") x 3.00m (9'10")
En-suite	2.31m (7'7") x 1.95m (6'5")
Bedroom 2	3.15m (10'4") x 3.15m (10'4")
Bathroom	2.45m (8') x 1.95m (6'5")

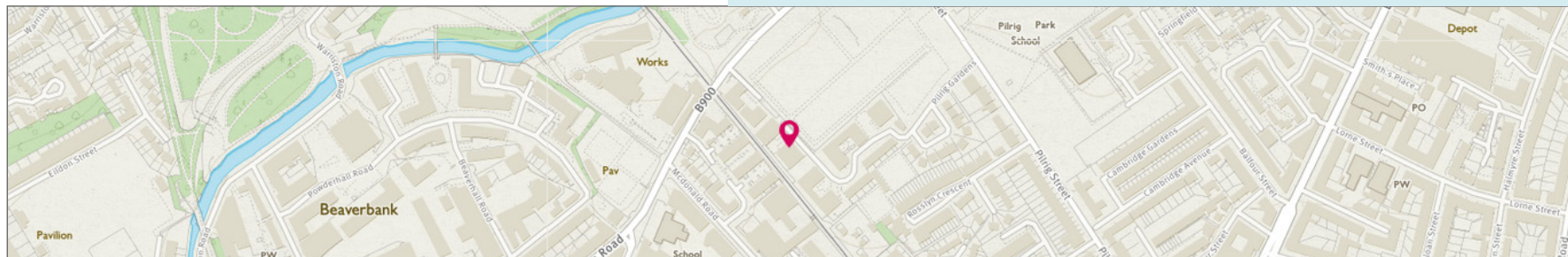
Gross internal floor area (m²) - 62m²

EPC Rating - B

Extras
(Included in the sale)

Washing machine, selected curtains and all fixtures and fittings, including; blinds, light fittings, carpets and fitted floor coverings.

Please note, other items may be available through separate negotiation.




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Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



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