



lindsays

12/28 Pilrig Heights,
Pilrig, EH6 5BB

"A well-presented & spacious third floor flat in the popular district of Pilrig"

- Entrance hall
- Sitting Room/Dining Room
- Fitted kitchen
- Double bedroom
- Bathroom
- Double glazing
- Gas central heating
- Ample unallocated parking

EPC Rating B

FIXED PRICE £170,000



Description

A spacious third-floor flat benefitting from a lift, situated in a popular modern development in the sought-after district of Pilrig. This super flat offers a delightful home set within a landscaped development which has the benefit of a concierge & fitness suite. Internally, the accommodation comprises; entry hall with large storage cupboard, a spacious sitting room/dining room with feature fireplace, separate kitchen with a range of integrated appliances, double bedroom with built in wardrobe, and bathroom with three-piece suite and shower over the bath. Externally, there is ample unallocated parking and well-maintained communal grounds. The property has a gas central heating system and double glazing.

Area

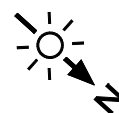
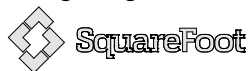
Situated approximately one mile north/east of the city centre, Pilrig is a popular and convenient area of the city with the lovely open spaces of Pilrig Park at its centre. Not only is the city's east end and Princes Street comfortably within walking distance, but Leith Walk's wonderful variety of independent shops, supermarkets, cafes, bars and popular eateries are all virtually on the doorstep. The Omni Centre at Greenside plays host to a further variety of restaurants, bars, a cinema and a gym. John Lewis and the designer shops on George Street are also readily accessible. Indeed, Pilrig is well placed to take advantage of all the capital has to offer. The nearby Water of Leith offers delightful leafy riverbank walks to many parts of the city including Leith's fashionable waterfront. There are several local access points to the city's cycle path network, excellent bus services, a tram stop at York Place and Waverley Rail Station all within close proximity.

Viewing

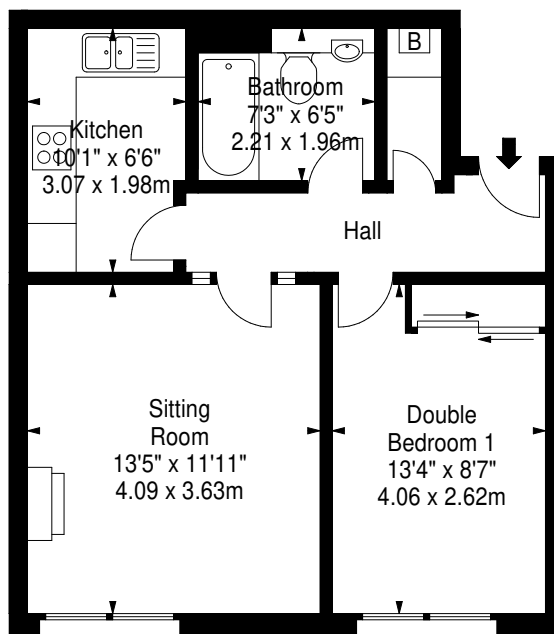
by appointment contact Lindsays on 0131 229 4040



Pilrig Heights, EH6 5BB



Approx. Gross Internal Area
485 Sq Ft - 45.06 Sq M
For identification only. Not to scale.
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Third Floor

T: 0131 229 4040 E: edinburghproperty@lindsays.co.uk W: property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.