



37/17 Pilrig Heights
PILRIG | EDINBURGH | EH6 5FB


warners
solicitors & estate agents



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Set in a modern landscaped development within easy walking distance of the City Centre and fashionable Shore and Leith districts, is this beautifully presented third floor apartment, of immense appeal.

Boasting secure parking, a concierge service, resident's gym facility and lift access, this property would make an ideal first time buy or buy to let investment and provides comfortable and light filled living space offering all modern comforts throughout.

- Large welcoming reception hall with storage
- Smart living room
- Well appointed kitchen/breakfast room
- Master bedroom with fitted wardrobes and en-suite
- Double bedroom 2
- Bathroom comprising a white suite and shower attachment
- Gas central heating and double glazing
- Security entry phone system and lift
- Communal gym and concierge service
- Secure bike store
- Landscaped communal areas
- Residents parking

Included in the sale will be the integrated oven, hob, fridge and freezer. The washing machine is available by separate negotiation. EPC Rating B.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Pilrig is a well established area of Edinburgh, which lies to the east of the city centre. Amenities in the vicinity are excellent, with Leith Walk itself just a brief stroll away. The East End of Princes Street and the city centre can be easily reached on foot, by car or public transport. Nearby attractions include the impressive Omni Centre and Vue Cinema at Greenside Place. There are bars, bistros and restaurants too numerous to mention in close proximity, with further amenities available at the fashionable Shore area of Leith. The exciting new St James Quarter boasts a variety of shops, plus hotels and leisure facilities. Pilrig Park and Leith Links are both easily accessible. An efficient public transport network operates to other parts of the city and surrounding areas, and the new tram extension will be very close by, whilst the compactness of the city ensures easy access to the city bypass and main motorway networks.



