



3/13 North Pilrig Heights  
PILRIG | EDINBURGH | EH6 5FF

  
**warners**  
solicitors & estate agents





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Nestled in a quiet cul-de-sac in the heart of a manicured, modern development is this spacious third floor apartment. Conveniently close for access to the city centre, local parks and excellent amenities this property would make an ideal home in a tranquil, yet well-connected location.

Boasting secure underground parking, a concierge service, resident's gym and lift access the accommodation comprises a welcoming entrance hallway, bright lounge with Juliet balcony, contemporary kitchen with attractive units and generous dining space, large master bedroom with built-in wardrobe and elegant en-suite shower room, second well-proportioned double bedroom and the flat is completed by a stylish main bathroom with white three piece suite.

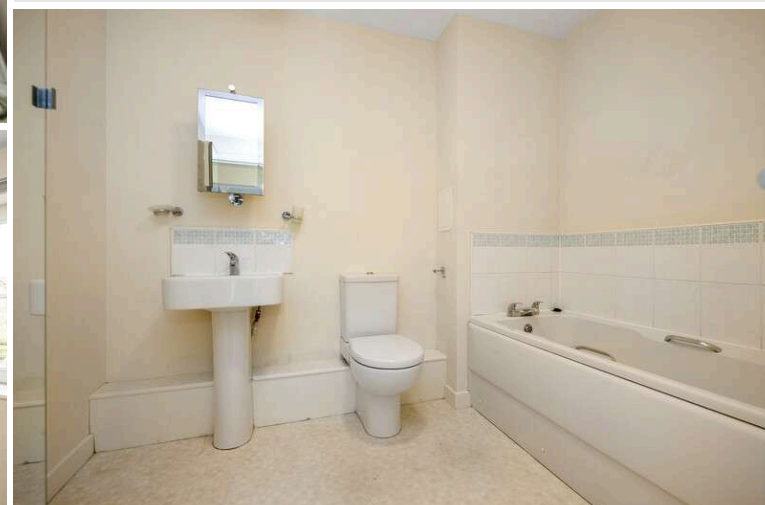
- Modern 3rd floor apartment
- Quiet cul-de-sac setting
- Manicured communal grounds
- Concierge service and communal gym
- Secure underground parking
- Welcoming hallway
- Bright lounge
- Dining kitchen
- Two double bedrooms
- Two bathrooms

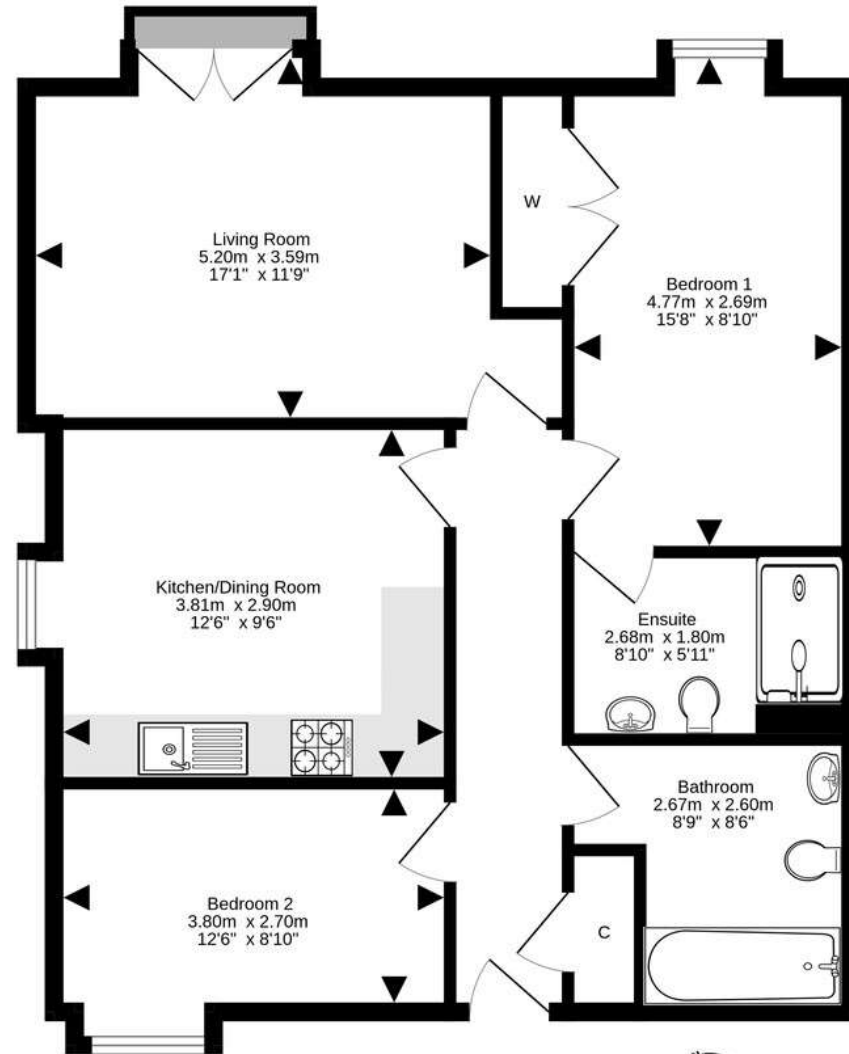
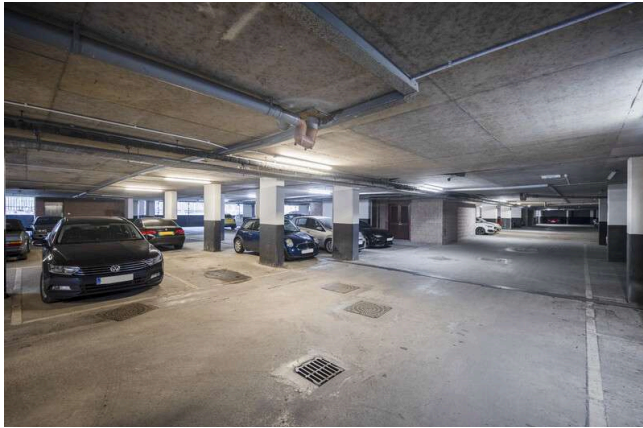
All items in the flat are also included in the sale. EPC rating B.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Pilrig is a well established area of Edinburgh lying to the east of the city centre, home to a large popular Park well within walking distance of the property. Amenities within easy reach are excellent, with a huge variety of shops and services on Leith Walk itself and at the East end of the city centre where one can find the Omni Centre, Vue Cinema, the Playhouse Theatre and designer shops on Multrees Walk, plus bars, bistros and restaurants too numerous to mention. The exciting new St James Quarter opened in 2021 and boasts a variety of shops and eateries. Pilrig is of course also conveniently placed to access the fashionable Shore area of Leith to the north. An efficient public transport network operates to other parts of the city and surrounding areas, whilst the compactness of the city ensures easy access to the city bypass and main motorway networks.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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