



## Flat 25, 2 North Pilrig Heights, Pilrig, Edinburgh, EH6 5FE

Light and Beautifully Presented, Dual-Aspect, Two-Bedroom, Fourth-Floor Apartment

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# Property Description

Light and beautifully presented, dual-aspect, two-bedroom, fourth-floor apartment, with open skyline views. Set in a modern, factored, development in the popular Pilrig area, northeast of Edinburgh city centre.

Comprises an entrance hallway, living room, dining/kitchen, two double bedrooms, an en-suite shower room and a family bathroom.

Highlights include a modern, fitted kitchen, upgraded luxury bathrooms, high-quality hardwood flooring and a Juliet balcony. In addition, there is double glazing, gas central heating and good storage provision, including a deep hall store.

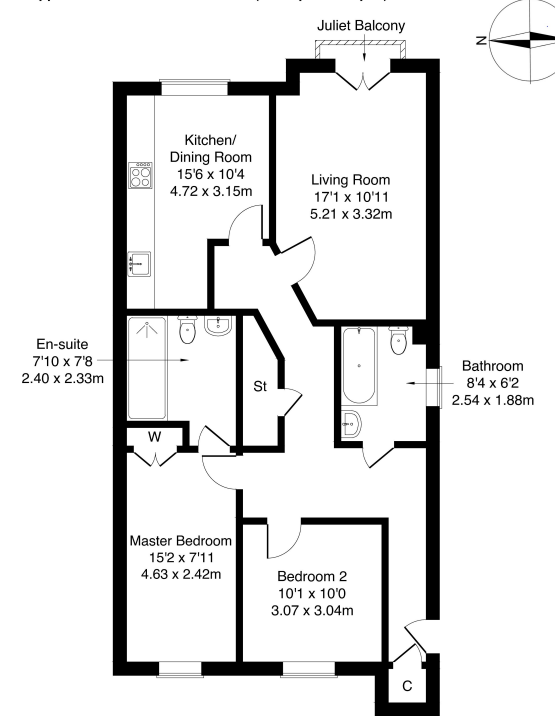
The development also includes a communal fitness suite, a concierge service, a secure entry system and a secure, residents' underground car park.

A welcoming entrance hall, with generous storage, is finished light, neutral decor and engineered oak flooring, which continues throughout most of the flat. An easterly-facing living room enjoys open views and is fronted by French doors, which open onto a Juliet balcony. The reception room's generous proportions offer ample, versatile space for freestanding lounge furniture. Next door, a kitchen shares the sunny aspect of the living space and includes space for seated dining. Neutrally-toned units and wood-effect worktops incorporate an integrated oven, a gas hob, a stainless-steel canopy, a dishwasher and a freestanding washing machine, whilst space is available for a fridge/freezer.

Set to the opposite aspect, two double bedrooms are good-sized, flexible spaces. Whilst bedroom two is finished with oak flooring, the main bedroom is carpeted and further benefits from integrated wardrobe storage and an en-suite shower room.

Completing the accommodation, a naturally lit bathroom comprises a three-piece suite, a shower-over-bath, vanity storage, a ladder-style radiator and tiled splash walls and storage.

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Approximate Gross Internal Area: (915 sq ft - 85 sq m.)



Legal Disclaimer: Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Pilrig is a popular residential area just north of the Edinburgh city centre, and adjacent to the Leith and Bonnington districts. A high amenity area, with an extensive range of boutique shops, cafes, bars, eateries, convenience and specialist shops, and supermarkets located on Leith Walk. The extensively refurbished St James Quarter is within walking distance, with a wealth of high-street names and restaurants on offer. The Shore also features a cosmopolitan range of bars, bistros, and Michelin-starred restaurants; whilst both the Omni Centre and

Ocean Terminal complex offer restaurants, gyms, and multi-screen cinemas. There are numerous public parks and squares, including the expansive Leith Links, Pilrig Park, and The Water of Leith, as well as a number of nurseries, primary schools and secondary schools in the area. With good road links including the A199 and A900, frequent bus services are available from Leith Walk, as well as the new tram extension between Edinburgh Airport and Newhaven.









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0345 646 0208

[sales@mov8realestate.com](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

### Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

### Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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