



Property Description

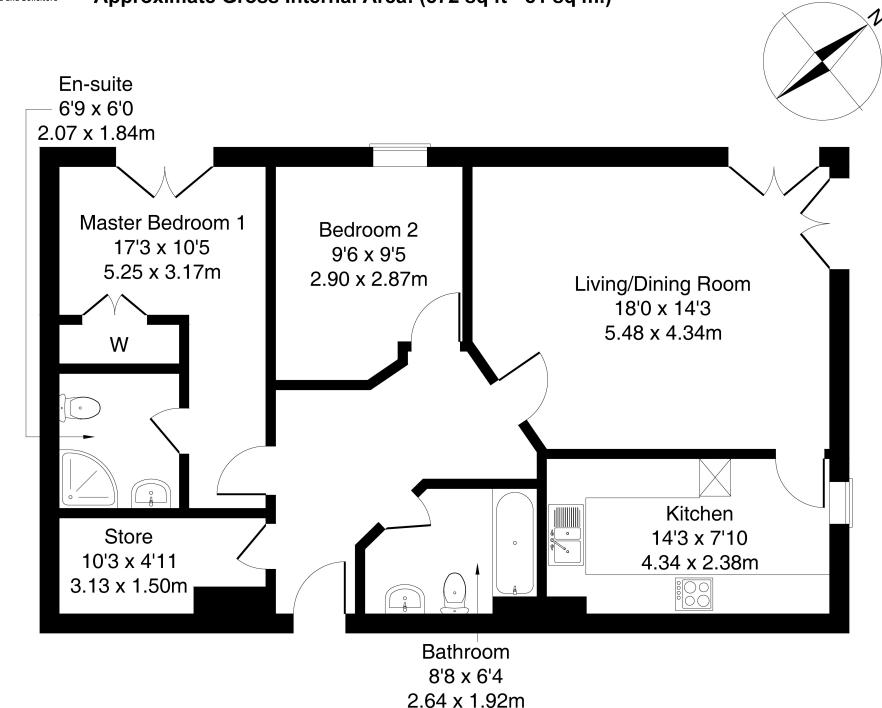
Light and tastefully-presented, modern two-bedroom, corner aspect first-floor apartment. Set in a factored development, located in the popular Pilrig area, north-east of Edinburgh city centre.

Comprises an; entrance hallway, living/dining room, kitchen, master bedroom with en-suite shower, a second double bedroom, and a bathroom. Highlights include a modern fitted kitchen with appliances, Juliet balconies with open views, and good storage provision including a walk-in storeroom. In addition, there is double glazing, HIVE gas central heating, secured entry system, custom fitted blackout blinds, and multiple TV/phone points. The development also provides a communal fitness suite, concierge service, landscaped grounds, and a secured underground resident's car park.

The entrance hall gives access to all rooms except the kitchen and features the secured entry handset, a generous store cupboard, and ample space for outerwear. With carpeted flooring that carries through from the hall, the lounge benefits from a wall-mount TV point, two ceiling light fixtures, and a corner aspect Juliet balcony offering excellent natural light. The kitchen is set off the lounge, with modern fitted units including stone-effect worktops, sink with drainer, a tiled surround, fridge/freezer, washer/dryer, and an integrated electric oven, gas hob and canopy with stainless steel splash-back.

With a Juliet balcony and bright neutral decor, the master bedroom offers an en-suite shower room with a two-piece suite, corner cubicle, and convenient storage provision with a built-in wardrobe. A second double bedroom is similarly finished with carpeted flooring and a pendant light fitting, whilst also featuring a wall-mount TV point and ample space for freestanding furniture. Completing the accommodation and set internally, the main bathroom has a fitted contemporary three-piece suite with tiled splash-walls.

mov⁸ Flat 9, 1 North Pilrig Heights, Edinburgh, EH6 5BS
Approximate Gross Internal Area: (872 sq ft - 81 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, there is an extensive range of convenience, specialist shopping and supermarkets located on Leith Walk. The Shore also offers a cosmopolitan range of bars, bistros, and Michelin-starred restaurants; whilst both the Omni Centre and Ocean Terminal complex have many high-street

names, 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. Frequent bus services are available from Leith Walk, and there are good road links including the A199 and A900.





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0345 646 0208
sales@mov8realestate.com
www.mov8.com
Head Office
6 Redheughs Rigg, Edinburgh, EH12 9DQ
Glasgow Office
77 Renfrew Street, Glasgow, G2 3BZ



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