



## 1a Pilrig Place, Pilrig, Edinburgh, EH6 5AG

Rarely Available, Beautifully Presented & Spacious, Two Bedroom, Basement Flat with Private Patio Garden

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# Property Description

Rarely available, beautifully presented and spacious, two-bedroom basement flat with a private patio garden. Forming part of an impressive and unique grade A listed stone-built tenement, Pilrig area, by Leith Walk, north of Edinburgh city centre.

Comprises an entrance vestibule, living/dining room, internal hall, kitchen, two double bedrooms and a shower room.

An excellent buy-to-let opportunity, newly decorated, ready-to-move-in, and complying with all the latest landlord regulations. Highlights include a stylish modern kitchen and bathroom, new contemporary flooring, fitted window blinds, and excellent storage including an external store.

In addition, there is a walk-in hall store room, a walk-in wardrobe for bedroom one, gas central heating and sash and casement windows. Externally, there is a front patio garden with access to the external store, and unrestricted on-street parking in the surrounding areas.

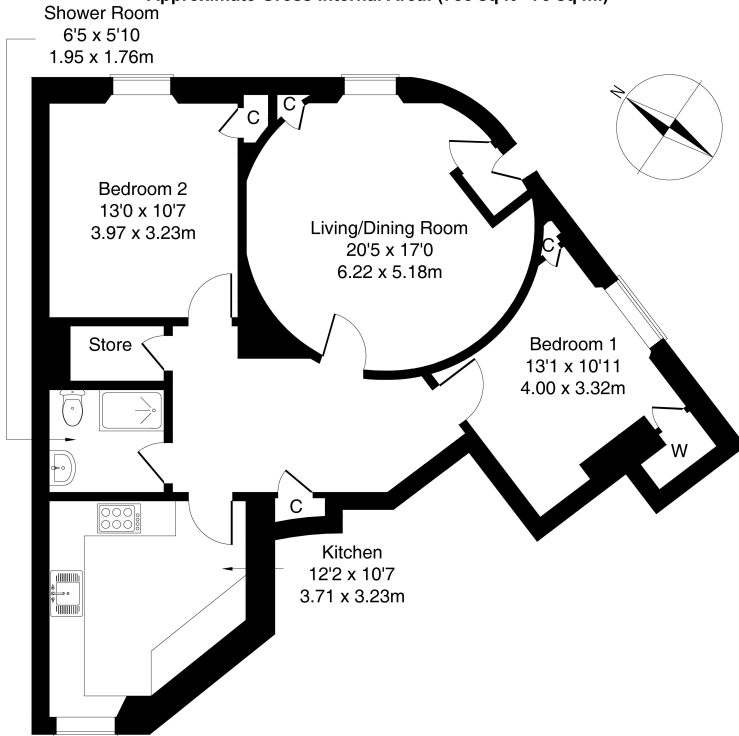
A vestibule entrance is accessed via a private doorway, and leads into the spacious, uniquely shaped, oval living room featuring wood effect flooring, a storage cupboard and ample space for both lounge and dining furniture. The living room affords access to the internal hall which serves each room within the flat, and features a walk-in storage cupboard, a further smaller cupboard and two pendant light fittings.

Set to the rear, the stylish kitchen is fitted with modern white high gloss units, wood effect worktops, a stainless steel sink and a breakfast bar. Appliances include an integrated gas hob, an electric oven, an extractor hood; and a freestanding washing machine and fridge.

Bedroom one is set to the side, well-sized with a generous walk-in wardrobe, a storage cupboard, recessed press shelving and carpeted flooring. Whilst bedroom two is set to the front, similarly well-finished, with a storage cupboard, carpeted flooring and ample space for a super king-size bed and storage furniture. Completing the accommodation, the shower room is fitted with a contemporary suite, an electric shower unit, vinyl flooring and panel splash walls.

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Approximate Gross Internal Area: (786 sq ft - 73 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 extensively refurbished St James Quarter will also bring 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 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. With good road links including the A199 and A900, frequent bus services are available from Leith Walk, with the new tram extension also expected to complete in 2023.













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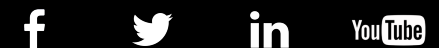
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