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2/2, Pilrig Glebe, Edinburgh, Pilrig, EH6 5AF

Light & Tastefully Presented, Three Bedroom, Ground Floor Flat

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Property Description

Light and tastefully presented, three-bedroom, ground-floor flat, set in a modern development. Conveniently located in the popular Pilrig area, just north of Edinburgh city centre. Comprises a vestibule, hall, living/dining room, kitchen, three flexible bedrooms and a bathroom.

Features include a well-proportioned floorplan, a modern bathroom and a fitted kitchen with appliances, double glazing and gas central heating. In addition, there is good quality contemporary flooring throughout, and superb storage provision including a walk-in store and wardrobes for two bedrooms. The development also provides an enclosed shared drying green, secured entry system and an allocated parking space.

A generous vestibule offers ample space for outerwear and gives access to the main hall and to the storeroom with light and shelving. The main hall gives further access throughout and has space for freestanding storage and has wood-effect flooring continuing from the entrance.

Set to the front, a good-sized living room has space for lounge and dining furniture and includes quality flooring and plain coving. Also to the front is a bright modern kitchen with tiled flooring, fitted units and worktops, sink with drainer, a tiled surround, fridge/freezer, washer/dryer (with cost-free repair insurance until 2023), and an integrated oven and gas hob with a canopy above.

Set to the rear, there are three bedrooms, all featuring modern wood-effect flooring, with bedrooms one and two also including built-in wardrobes. Completing the accommodation, the fully tiled bathroom has a side aspect window and is fitted with a modern suite including a showerhead fitting for over the bath and a modern type radiator.

All fixtures, fittings and furniture are included in the sale.

A 360 Virtual Tour is available online.

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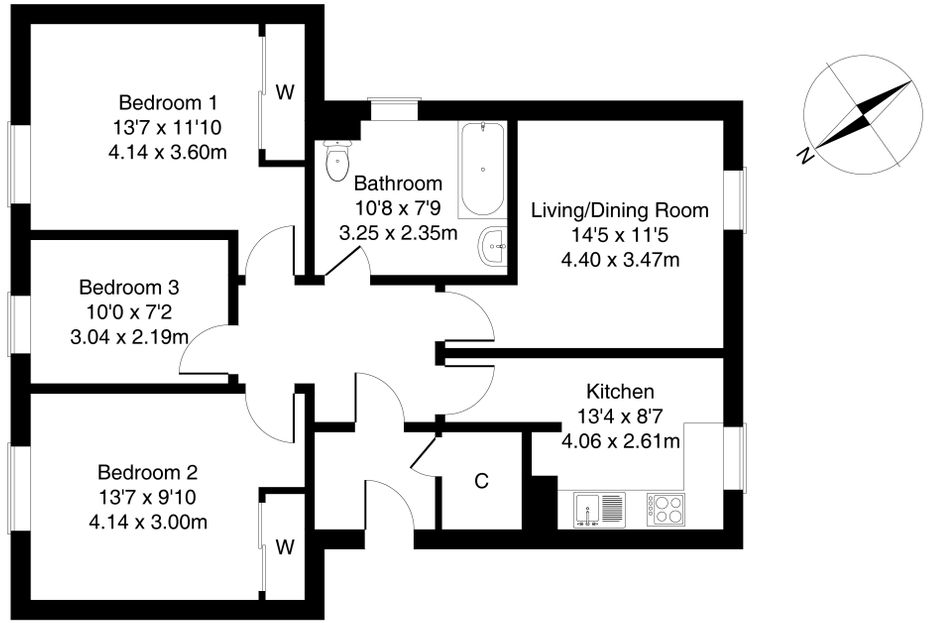
Approximate Gross Internal Area: (818 sq ft - 76 sq m.)



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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