



8/2, Pilrig Cottages, Edinburgh, EH6 5DF

Immaculately Presented One-Bedroom, Ground-Floor Flat with a Private Garden & Front Patio

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Property Description

Immaculately presented one-bedroom, ground-floor flat, with a private garden and front patio. Situated in the sought-after Leith Walk area, just north of Edinburgh City Centre.

Comprises an entrance hall, a living room, a modern kitchen, a double bedroom and a wet room.

Freshly prepared for the market with light neutral decor, features include a modern fitted kitchen with appliances and contemporary flooring. In addition, there is good storage provision, on-street parking to the front, NEST central heating and double glazing.

Externally, the property features a fully enclosed private garden to the front, complemented by a neatly paved patio area at the front.

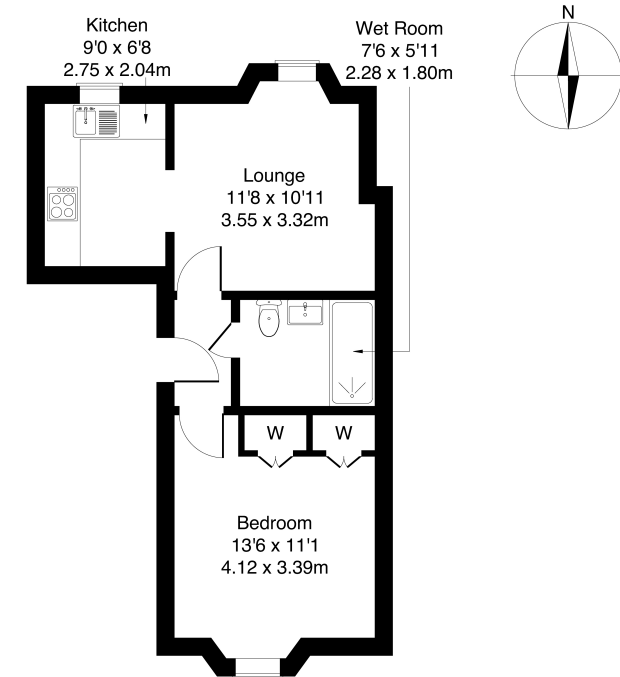
A welcoming entrance hall finished with stylish wood-effect flooring provides access to all rooms within the property. The bright and inviting lounge features modern spotlighting, a large window allowing for plenty of natural light, and tasteful neutral décor, creating a comfortable space for relaxation. The lounge also benefits from tier-on-tier shutters and enjoys peaceful views of an allotment, adding to the sense of calm and privacy. Adjacent to the lounge, the contemporary fitted kitchen is equipped with stone-effect worktops, a tiled-effect splashback, under-cabinet LED lighting, and a stainless-steel sink with drainer. The kitchen also enjoys views of the allotment, providing a pleasant and tranquil outlook while cooking or dining. Integrated appliances include an oven and electric hob with a canopy extractor above, offering both functionality and a sleek modern finish.

Set to the front of the property, the spacious double bedroom provides a peaceful retreat, enhanced by soft neutral tones, a central light fitting, two generous built-in wardrobes offering excellent storage, and tier-on-tier shutters for added privacy and style. Completing the home, the modern wet room is finished with stylish vinyl flooring, a stone and tile-effect splashback surround, and a contemporary ladder-style radiator. The space also features a walk-in shower area with high-quality fittings, providing both comfort and convenience in a well-designed layout.



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Approximate Gross Internal Area: (398 sq ft - 37 sq m.)



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

Area Description

Leith Walk is a key route linking the east end of Edinburgh city centre to Leith in the north, characterised mainly by traditional Victorian tenements. It is a vibrant area with a wide variety of boutique shops, cafés, bars, eateries, convenience and specialist stores, as well as supermarkets scattered throughout. The nearby St James Quarter offers a modern shopping experience with numerous high-street brands, restaurants, and lifestyle and leisure facilities all within walking distance. The Shore provides a cosmopolitan atmosphere with its mix of bars, bistros, and Michelin-starred restaurants, while Ocean Terminal features high-street shops, restaurants, a gym, spa, and a multi-screen

cinema. Leith Walk benefits from several public parks and green spaces, including Leith Links, Pilrig Park, and the scenic Water of Leith walkway. Education needs are well catered for with a number of primary schools in the area and secondary schooling available at Leith Academy near Leith Links. The area has excellent transport links via the A199 and A900 roads, frequent bus services from Leith Walk, and the recently extended tram line running between Edinburgh Airport and Newhaven.





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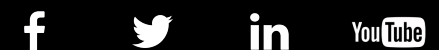
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