



10/15 Balfour Street, Pilrig, Edinburgh, EH6 5EW

Tastefully Presented and Spacious, Two-Bedroom, Third-Floor (Top) Flat

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Property Description

Tastefully presented and spacious, two-bedroom, third-floor (top) flat of an established residential development. Located in the popular Pilrig area, just off cosmopolitan Leith Walk, north of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, utility cupboard, two bedrooms and a bathroom.

Highlights include a fitted kitchen, contemporary flooring, double glazing and recently installed gas central heating (September 2022). In addition, there is superb storage, including wardrobes for both bedrooms, two hall stores and a loft space mirroring the floor plan.

The development includes a secured entry system, a rear shared drying yard with bike racks, and on-street permit parking to the front.

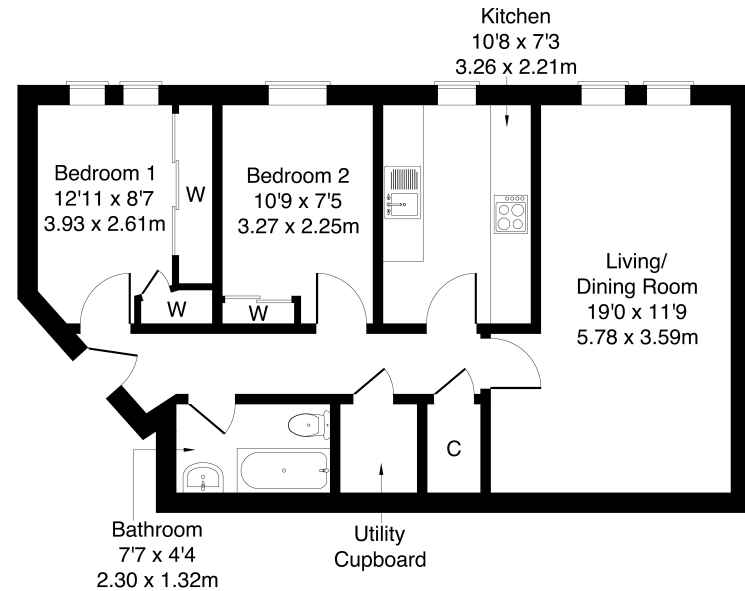
An entrance hall, with storage, is finished with light, neutral decor and modern, wood-effect flooring, which continues throughout the flat. A spacious reception room, with coving and a traditional fireplace, enjoys plenty of natural light from tall, twin windows and provides a generous, flexible floorplan for both freestanding lounge and dining furniture. Next door, a wide, galley-style kitchen is fitted with wood-effect units and marble-effect worktops. Appliances include an integrated oven and a gas hob, whilst there is plumbing and space for further appliances in both the kitchen and a utility cupboard.

Two well-proportioned bedrooms enjoy the modern neutral decor and flooring of the living space and both bedrooms benefit from built-in wardrobe storage.

Completing the accommodation, a bathroom comprises a three-piece suite, a shower-over-bath (recently installed), a chrome, ladder-style radiator and a tiled floor.

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Approximate Gross Internal Area: (603 sq ft - 56 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, whilst the recently completed tram extension conveniently includes a stop for Balfour Street.





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