



13a Pilrig Street

Pilrig, Edinburgh, EH6 5AN

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Forming part of a handsome, B-listed Georgian building in the Pilrig conservation area, this main-door garden flat enjoys an open-plan kitchen, living, and dining room, two double bedrooms, and a shower room, all enhanced by modern fixtures and fittings and charming décor. Externally, the flat benefits from private front and rear patio garden areas.

A short flight of steps leads from street level down to the flat's private front door, where you are welcomed inside by an inviting hall with a deep built-in storage cupboard. Setting the tone for the interiors to follow, the hall is well-presented with a combination of neutral and bold blue décor, and oak-styled flooring. To the left of the hall lies the open-plan kitchen, living, and dining room, offering an ideal space for everyday life and entertaining alike. Ample space is provided for configurations of lounge and dining furniture, with two southerly facing windows capturing all-day sun. The room is elegantly decorated in neutral tones with a charming floral feature wall. In the kitchen, modern wall and base cabinets are accompanied by contrasting black worktops and matching splashback panelling. Integrated appliances comprise an oven, a microwave, a hob, an extractor fan and a dishwasher.



Features

- Main-door garden flat in Pilrig
- Part of a handsome, B-listed Georgian building
- Well-presented, modern interiors
- Welcoming hallway with large storage cupboard
- Open-plan kitchen, living and dining room
- Two well-proportioned double bedrooms
- Stylish shower room
- Private front and rear patio garden areas
- Controlled on-street parking (Zone N7)
- Gas central heating and double glazing
- EPC Rating - C





“Open-plan kitchen, living and dining room
and two well-proportioned double bedrooms”







Continuing along the hall, you reach the flat's two well-proportioned double bedrooms, both offering plenty of space for freestanding bedroom furniture. The bedrooms are individually styled with their own attractive feature walls and fitted carpets offer optimum comfort underfoot. One of the bedrooms affords direct access to the private rear patio. Completing the accommodation on offer is a stylish shower room comprising an oversized enclosure with a rainfall showerhead, and a WC-suite, all enveloped by chic wall and floor tiling. Gas central heating and double glazing throughout ensures a warm and welcoming atmosphere all year round.

Externally, the flat's private front and rear patios are conveniently easy to maintain, whilst the open space of Pilrig Park is just a stone's throw away. Controlled on-street parking on Pilrig Street falls under Zone N7.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

Area

Lying enviably close to the heart of the capital, adjacent to Leith's main thoroughfare and connected by day/night buses and the nearby tramline, Pilrig offers easy access to outstanding shopping, entertainment, and cultural amenities locally and across the city. A bustling selection of cosy pubs, cafés and multi-cultural eateries can be found just minutes' walk away, and music and arts venues in the immediate area host an eclectic array of year-round events, festivals, theatre productions, and street food markets. Promising tranquil scenic retreats from these vibrant surroundings are the much-loved Pilrig Park and the Water of Leith's walkway and cycle path. For indoor sports and recreation, Leith's Victoria Swim Centre provides a pool, a sauna, a steam room and a gym, as well as fitness studios and classes. The property falls within the catchment area for excellent state schools, whilst many of Edinburgh's prestigious private schools can also be easily reached. For Pilrig residents commuting further afield, Waverley train station is approximately a mile away and nearby Ferry Road provides a swift route to Edinburgh Airport, the motorway network, and the Forth Bridges.

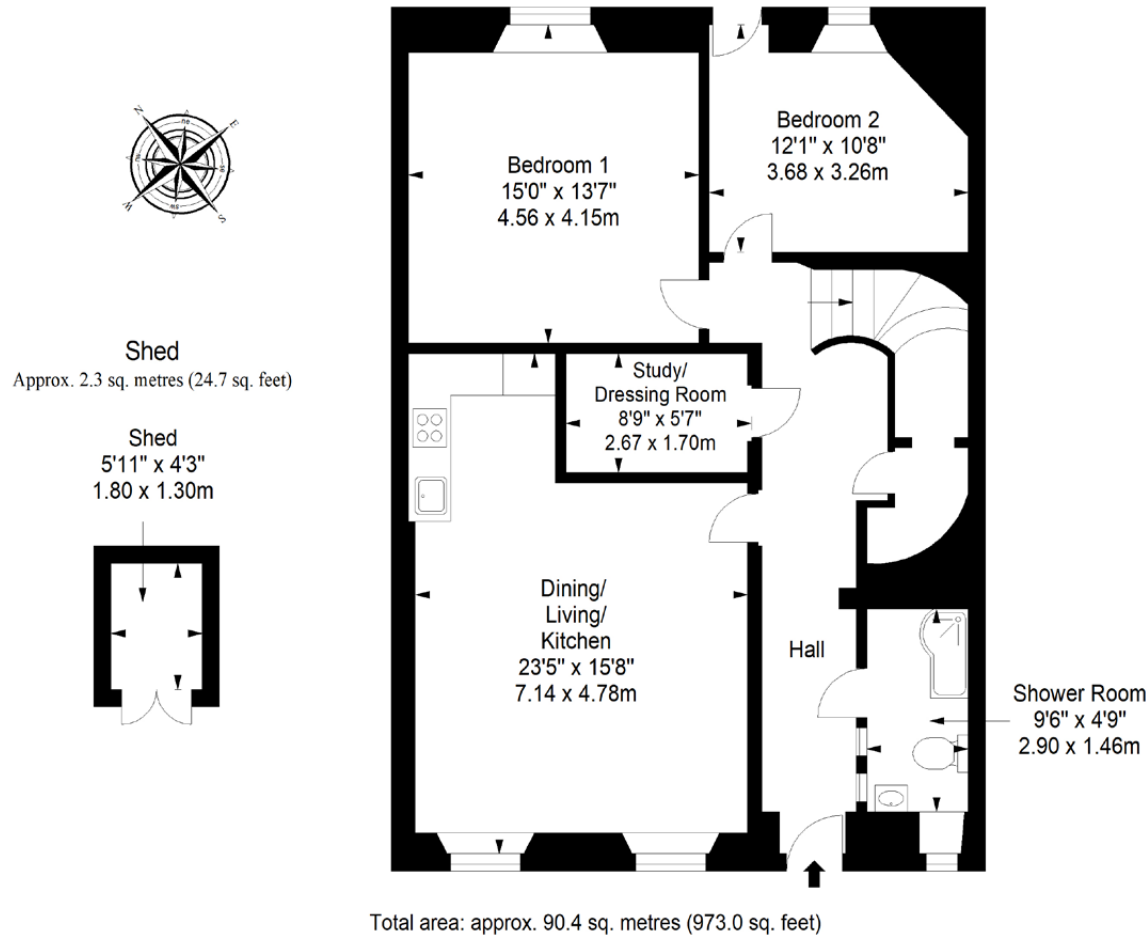




Floorplan

Lower Ground Floor

Approx. 88.1 sq. metres (948.3 sq. feet)



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DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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