



2/1 Dryden Gait  
Pilrig, Edinburgh  
EH7 4QR



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## Property Summary

Set on the ground floor of a cul-de-sac development in Leith, this ground-floor flat is perfect for first-time buyers, professionals, couples, young families, and rental investors alike, with easily manageable single-storey accommodation. The two-bedroom triple-aspect flat is well-presented with a neutral colour palette throughout and boasts its own private garden area. Furthermore, the city home lies close to amenities such as shops, schools, cafés, coffee shops, and restaurants, transport links across the city, and open spaces including Pilrig Park.

Please contact us for more information:

0131 555 7055 | [property@watermans.co.uk](mailto:property@watermans.co.uk) | [www.watermans.co.uk](http://www.watermans.co.uk)



## Features

- Ground-floor flat in Pillrig
- Part of a cul-de-sac development
- Secure shared entrance
- Entrance hallway with built-in storage
- Bright, attractive kitchen
- Spacious living/dining room with fireplace and garden access
- Two airy double bedrooms (both with wardrobes)
- Bathroom with shower-over-bath
- Private garden area
- Ample private residents' parking
- Gas central heating system
- Double-glazed windows











“Two airy double bedrooms,  
bathroom with shower-over-bath and  
a private garden area”

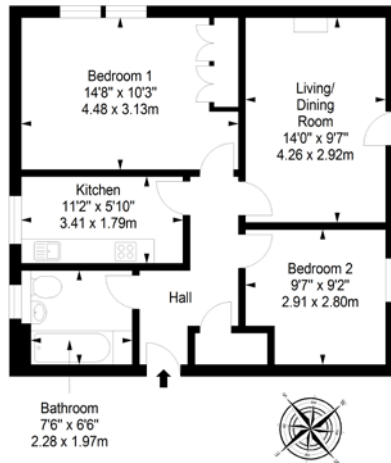






## Floorplan

Ground Floor  
Approx. 54.4 sq. metres (585.6 sq. feet)



Total area: approx. 54.4 sq. metres (585.6 sq. feet)



## Price & Viewings

Please refer to our website  
[www.watermans.co.uk](http://www.watermans.co.uk)

### Edinburgh

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### Glasgow

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0141 483 8325  
[property@watermans.co.uk](mailto:property@watermans.co.uk)

ēspc rightmove  Zoopla.co.uk

EPC Rating - C | Council tax band - C | Home report Value - £240,000

Extras: All window coverings, light fittings, and integrated kitchen appliances will be included in the sale. This property will be sold as seen with no warranties or guarantees as to the working order of the systems and appliances.

These particulars do not constitute part of an offer or contract. All statements contained herein whilst believed to be correct are in no way guaranteed. Intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.