



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**3/18 NORTH PILRIG HEIGHTS**

Pilrig, Edinburgh, EH6 5FF



Set within the sought-after Pilrig Heights development, this two-bedroom, two-bathroom fourth-floor flat offers well-presented, modern interiors and neutral décor throughout, representing an ideal home for first-time buyers, young families, professionals, couples, downsizers, and rental investors alike. Excellent shared facilities within the development include an on-site concierge, a gym, and a secure underground car park with fob access. Furthermore, the flat benefits from close proximity to amenities such as shops, schools, cafés and restaurants, transport links across the city, and open spaces including Pilrig Park.

Extras: Integrated kitchen appliances comprising an oven, hob, and extractor hood will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.



## FEATURES

- Fourth-floor flat in Pilrig, part of a sought-after development
- Well-presented, modern interiors and neutral décor
- Secure shared entrance and lift service
- Welcoming hallway with built-in storage
- Spacious living/dining room
- Adjoining modern kitchen
- Principal bedroom with built-in wardrobes, en-suite shower room, and balcony
- Second double bedroom
- Attractive bathroom with rainfall shower-over-bath
- Landscaped communal grounds
- On-site concierge and communal gym
- Secure underground car park







"THIS TWO-BEDROOM FLAT  
FORMS PART OF A SOUGHT-  
AFTER DEVELOPMENT WITH  
EXCELLENT COMMUNAL  
FACILITIES."





EPC RATING:

B

COUNCIL TAX BAND:

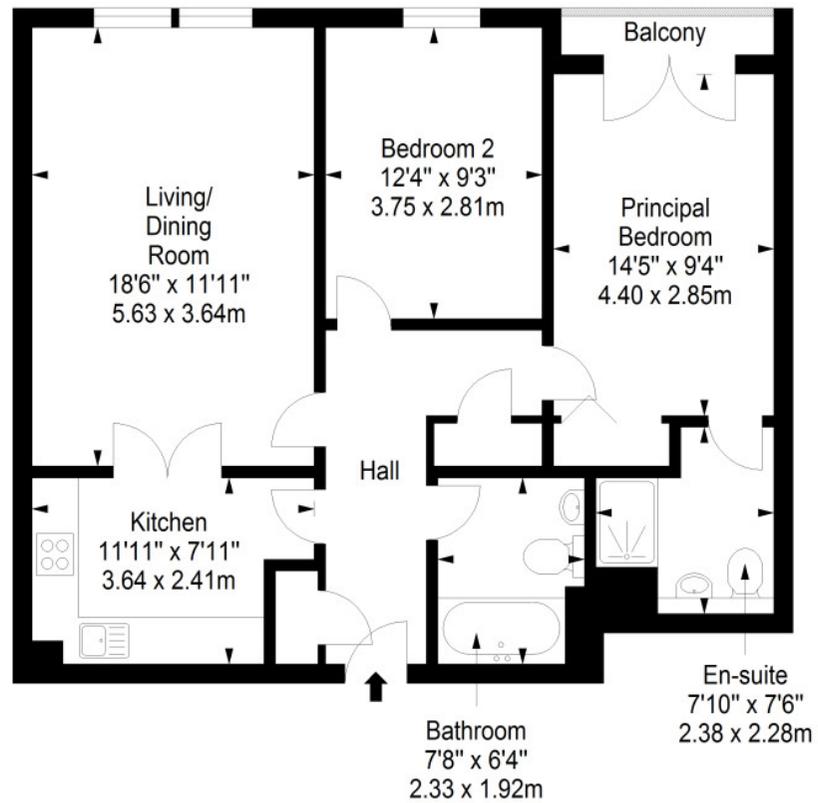
E

VIEWINGS: by appointment with Gilson Gray on 0131 516 5366



### Fourth Floor

Approx. 75.3 sq. metres (810.5 sq. feet)



Total area: approx. 75.3 sq. metres (810.5 sq. feet)



GILSONGRAY.CO.UK

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



## BORDERS

01890 880 008



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