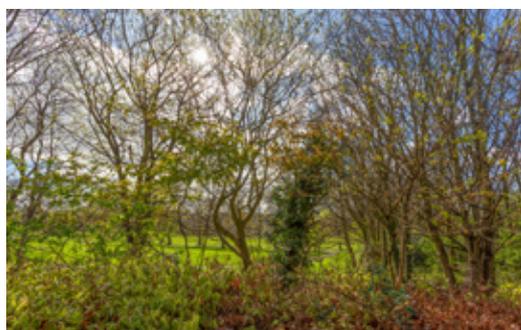




23 Pilrig House Close
Edinburgh
EH6 5RF



End Terraced
Bungalow



accommodation

- Entrance hall
- Sitting room
- Fitted kitchen
- Double bedroom
- Shower room

features

- Laminate flooring
- Double glazing
- White meter heating
- New kitchen & shower room
- Neutral decor

description

Pilrig House Close is a superb end terraced bungalow in a quiet residential location, tucked behind Bonnington Road, with Pilrig Park to the rear, **exclusively for the over 60s**. This is a rarely available property with lovely communal gardens to the front and rear and a communal drying area. The accommodation comprises entrance hall with storage cupboard, sitting room with twin windows to the front and feature fireplace with electric fire, an inner hall with large storage cupboard provides access to a newly fitted kitchen with integrated appliances, a double bedroom with fitted wardrobes, quietly located to the rear, and a shower room with white suite and electric shower fitting in the corner cubicle. This is a fabulous opportunity which must be viewed to be fully appreciated.

The development is managed by Charles White and a payment of approx £61 per month covers block buildings insurance and general maintenance of the development incl the gardening.



EPC:
D



Home Report
Value: £175,000

Items to be included:

Fitted floor coverings, ceiling light fittings, curtains, blinds, oven, hob, fridge, freezer and washing machine/tumble dryer.



Ground Floor
45.0 sq.m. approx.



TOTAL FLOOR AREA - 45.0 sq.m. approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of items, fixtures, fittings and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency save for glass.
 Blue seal storage 12/24



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