RALPH SAYER
SOLICITORS & ESTATE AGENTS

39/1, Pilrig Heights

Pilrig, Edinburgh, EH6 5FD

39/1, Pilrig Heights

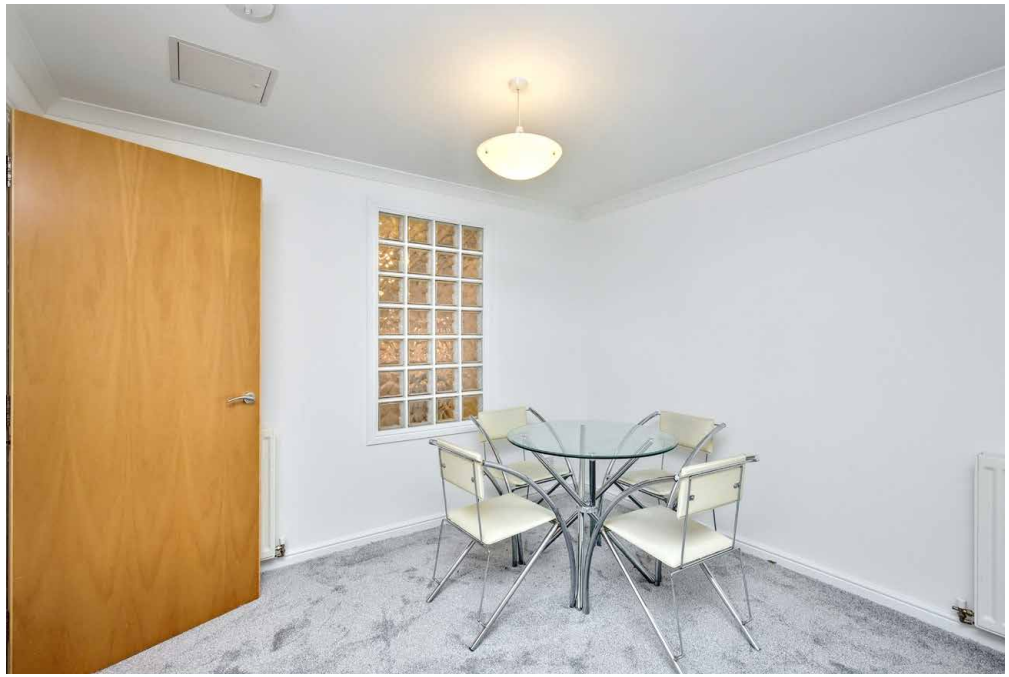
Quietly situated in a modern development in Pilrig, just a short walk from excellent amenities, shops, scenic open spaces and bus/tram links, this one-bedroom ground-floor flat is sure to appeal to a wide range of buyers. The accommodation features a spacious reception room with two windows for ample natural light, a kitchen equipped with fitted units, and a modern bathroom with a shower over the bath and vanity storage. Outside, the development offers buyers access to communal grounds and residents' parking.

Factoring: James Gibb Residential Factors, £189pcm which is for the repair and maintenance of the roof, common stairwell or other common areas.

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

Property Summary

- Ground-floor flat in Pilrig
- Part of a modern development
- Secure shared entry system
- Entrance hall with built-in storage
- Sunny dual-aspect living/dining room
- Kitchen with fitted units
- Southeast-facing double bedroom with a wardrobe
- Bathroom with overhead shower
- Communal gardens
- Residents' parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - D
- Home Report Value - £175,000



"This one-bedroom ground-floor flat is sure to appeal to a wide range of buyers."

"A southeast-facing double bedroom and a modern bathroom with an overhead shower."

Let us help you find your next

dream property!

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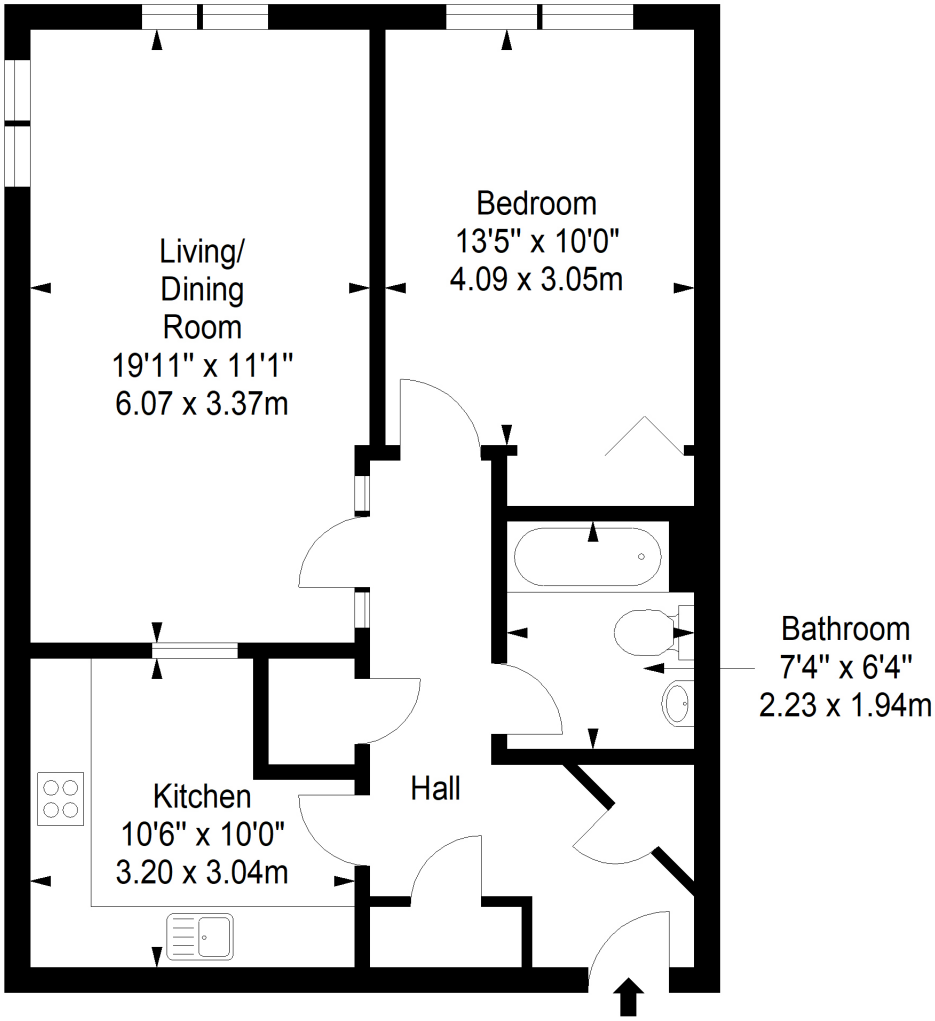
DISCLAIMER
Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Ground Floor

Approx. 60.6 sq. metres (652.3 sq. feet)



Total area: approx. 60.6 sq. metres (652.3 sq. feet)