



37/16 Pilrig Heights EH7 6DF

Good sized 3rd floor apartment within the 'Rembandt' block which forms part of the modern built 'Artworks' development close to the city centre. Hall, lounge/dining room, breakfasting kitchen with appliances, double bedroom with built in wardrobes and bathroom with shower above bath. Gas central heating. Double glazing. Lift. Part time concierge. Resident's fitness suite. Landscaped grounds with resident's parking.





Pilrig Heights, off Pilrig Gardens that in turn is Pilrig Street, lies approximately 1.5 miles North East of Princes Street and is therefore ideally placed for those working within the city centre with a regular bus service available nearby. Within the immediate vicinity there is a wide range of facilities to meet every day needs including supermarkets, independent shops, boutiques, Water of Leith Walkway with cycle path, bars and restaurants with the city centre having a number of leading retailers. It is also worth noting the close proximity to the regeneration scheme of Edinburgh St James along with the neighbouring Shore district of the city.

Please note there is an annual factoring charge of approximately £1,000 that includes buildings insurance and maintenance of the development.

Energy Performance Rating C

