

**35/3 West Pilton Drive, Granton
Edinburgh, EH4 4EY**

OFFERS OVER £130,000



drummondmiller



- Secure first floor flat in quiet cul-de-sac setting
- Separate living room & kitchen
- Three double bedrooms and bathroom
- Gas central heating with new boiler
- Ample on-street parking
- EPC C

Description

Bright spacious three bedroom first floor flat (81sqm) in a secure low rise block in the residential area of Pilton, the property has been rented out for several years achieving consistent rental yields. The accommodation in brief comprises: Entrance hall, lounge, fitted Kitchen, triple windowed double bedroom, two further double bedrooms and family bathroom with electric shower over bath. The property also benefits from a large storage cupboard off the hall. Communal garden to the front and rear, parking is freely available on street.





Heating and Glazing

Gas central heating is complemented by timber single glazing. The boiler has been recently replaced.

Communal Garden and Parking

The flat enjoys the use of a communal garden and on street parking

Location

Pilton is an established residential area northwest of the city centre. and due to its proximity to the city centre (4.5miles) and easy access to the A90 and the city bypass, the location is an ideal choice for first time buyers and investors. There are excellent local amenities, including banks, a post office, library and health centre and two Morrison's supermarkets, along with more extensive shopping, found at nearby Craigleith Retail Park. Schooling is available from primary to secondary level and Edinburgh College can be easily reached on nearby West Granton Road. There are a number of local parks in the area and the promenade at nearby Silverknowes offers fabulous walks along the Firth of Forth to Cramond Village. Also in the area is Ainslie Park Leisure Centre with a swimming pool and a Pure Gym at West Granton. Two good golf courses are close by along with access to the vast cycle path network. It has good transport links and an excellent local bus service operates to the City Centre and to the business parks at South Gyle.

Valuation

The mortgage valuation is £135,000 and the Home Report is available from the ESPC website

Council Tax and EPC

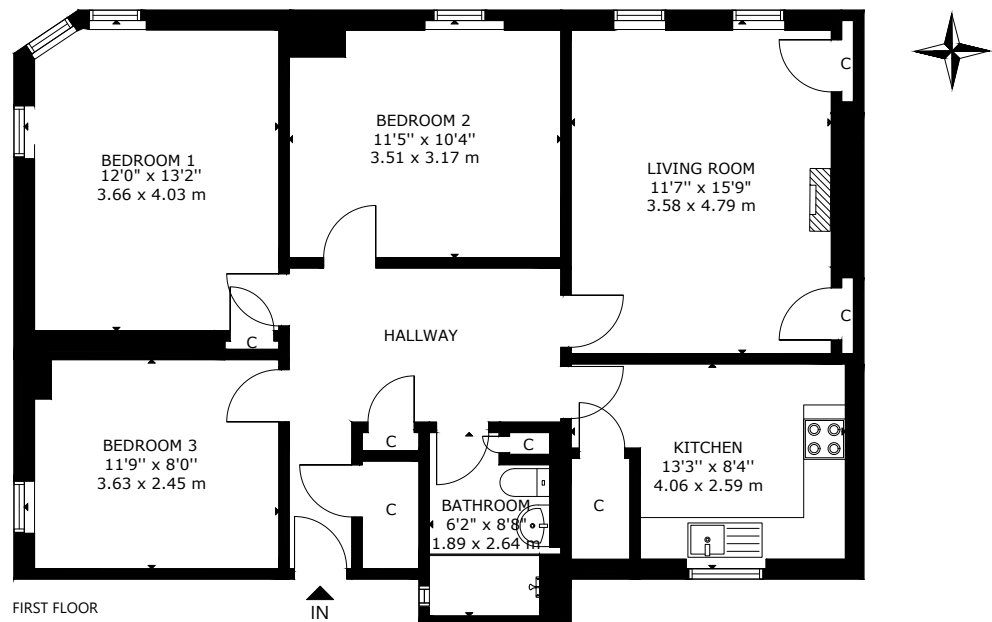
The Energy Performance Certificate rating is C and the property lies in Council Tax band B

Extras

All fitted carpets and white goods are included in the sale price. No warranties provided.

Viewing

To view telephone Agent 0131 229 3399



35/3 WEST PILTON DR, EDINBURGH EH4 4HR
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,024 SQ FT / 95 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.

Copyright © Nest Marketing
www.nest-marketing.co.uk

Bathgate | Dalkeith | Edinburgh | Glasgow | Musselburgh
 01506 0131 0131 0141 0131
 655 034 663 9568 229 3399 332 0086 665 3131

Call us on **0131 229 3399** or
 email sales@dm-property.com
dm-property.com

espc **dm**
 property

drummondmiller