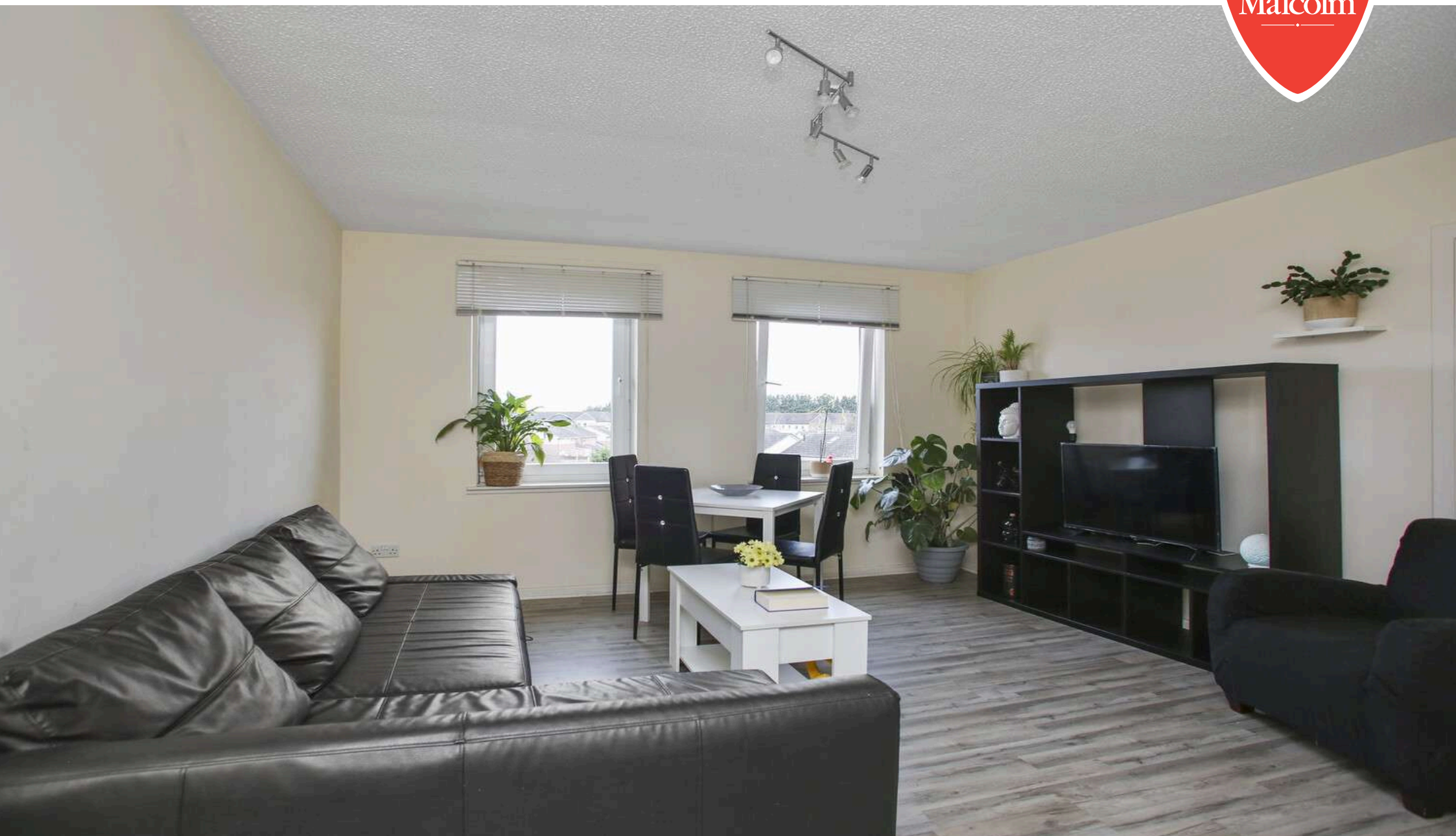


3 (flat 5) West Pilton Green, West Pilton, Edinburgh, EH4 4ER



3 (flat 5) West Pilton Green | Edinburgh | EH4 4ER

Description

Extremely spacious and tastefully presented three bedroom top floor flat located on a quiet residential street within the West Pilton area, situated to the North West of Edinburgh city centre. This attractive dual-facing home is presented to the market in good order, offering generously proportioned and with well-planned living space, ideal for first time buyers, young families, city professionals, or as a rental investment, and it is perfectly placed for local amenities, and access to Edinburgh city centre.

- A shared entrance and stairwell leads to the private front door of the home, opening into
- Long, central reception hall with fitted storage
- Spacious living/dining room characterised by twin windows framing the elevated open views directly over the green opposite
- Well equipped dining kitchen with ample room for seated dining
- Three good sized double bedrooms each enjoy plentiful space for furniture in addition to convenient, built-in wardrobes.
- Bathroom, with a modern WC-suite and a bath with an overhead shower
- Electric central heating and double glazing ensure a warm, energy-efficient climate all year round
- Outside, the property further benefits from access to a shared garden
- Unrestricted on-street parking

Extras

Two sets of drawers, fridge, two tables, eight chairs and two double beds will be included within the sale.

EPC Rating: G

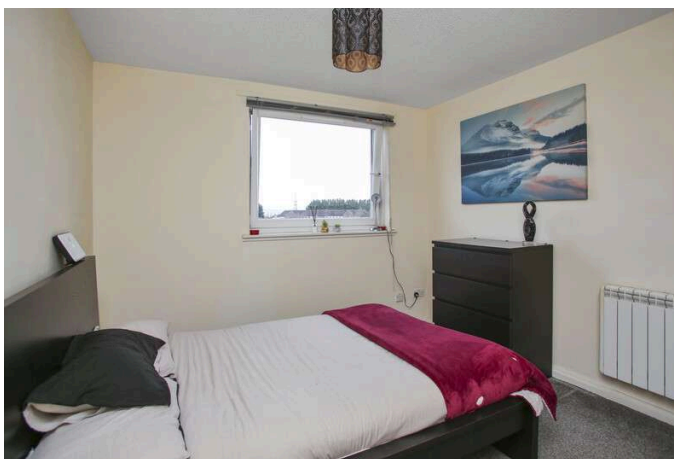


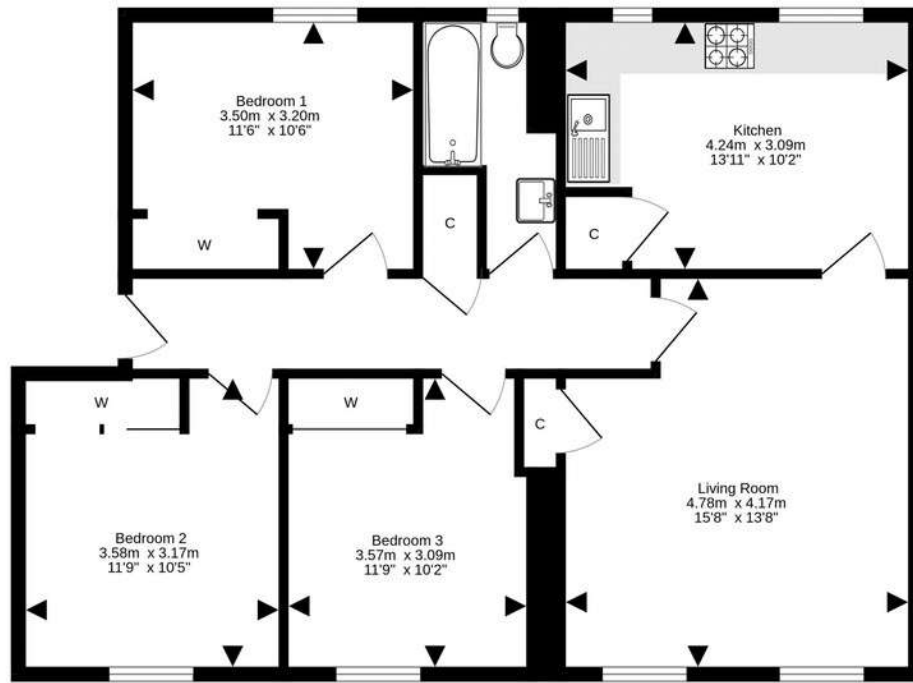
Location

West Pilton is a predominantly residential area of Edinburgh, which lies to the north of the city centre. It extends from the north of Ferry Road, between Granton and Fettes. There are two Morrisons Superstores available at Pilton Drive and Waterfront Broadway, along with a selection of small specialist shops serving the local community. Further amenities can be found at Davidsons Mains, Silverknowes, Comely Bank and Stockbridge, all locations being easily accessible. Pilton is close to some of Edinburgh's best loved green areas, including the Royal Botanic Gardens, Inverleith Park, and the Water of Leith Walkway, as well as Forthquarter Park, Silverknowes Esplanade and Cramond Beach. For the sporting enthusiast the Ainslie Park Leisure Centre is close by, offering a swimming pool and five a side football, amongst other activities. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas. The compactness of the city ensures that the city bypass and main motorway networks are also within easy reach.

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, 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. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. 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.

