



Solicitors & Estate Agents










Fixed Price

**£119,995**

## 12/3 West Pilton Rise

Pilton | Edinburgh | EH4 4UQ

This well presented ground floor flat forms part of an popular residential area close to schools, amenities and commuter links. The property is likely to appeal to first time buyers and rental investors.

-  2 Bedrooms
-  1 Public Rooms
-  1 Bathrooms
-  On Street Parking
-  Communal Gardens
-  EPC Rating – E
-  Council Tax Band - A



## Description

Offered in good condition to the market, the accommodation comprises; Entrance hallway with ample storage; Light and airy reception room offering ample space for numerous furniture configurations and dining space; fitted kitchen benefitting from gloss white wall and base units, splashback tiling along with a tiled floor; two well proportioned double bedrooms and a white three piece bathroom complete with stylish wet wall paneling.



## Extras

The property shall be sold with all fixtures, fittings, window coverings and white goods. All other items of furniture can be made available for separate negotiation.

## Gardens & Parking

On street parking is available for residents and visitors. The property benefits from shared gardens to the front and the rear, to the front is laid to low maintenance chipstone with a fenced border and lawn to the rear communally shared with the block.

## Viewing

Please contact Neilsons on 0131 625 2222





## Location

The property is in the established district of Pilton, which is situated approximately three miles north west of Edinburgh City Centre. Pilton is well served by a frequent bus service which travels to many parts of the City and the City Bypass is also easily accessible, with links to central Scotland's main arterial roads. There are convenient shops in the immediate vicinity to cater for day to day needs and more extensive amenities can be found in nearby Leith or Stockbridge, which offers a fantastic selection of shops, popular bars and restaurants. In addition, there is a Morrisons on Ferry Road and a large Asda in Newhaven. For the outdoor enthusiast there are variety wonderful natural spaces in the surrounding area, including promenade walks along the banks of the Forth, the beautiful water of Leith walkway and The Royal Botanic Gardens.



Approx. Internal Area 62.94 Sq M / 678 Sq Ft.

Not to scale. For identification only.

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Ground Floor



Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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