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Fixed Price

£135,000

23/4 West Pilton Gardens

Pilton | Edinburgh | EH4 4DT

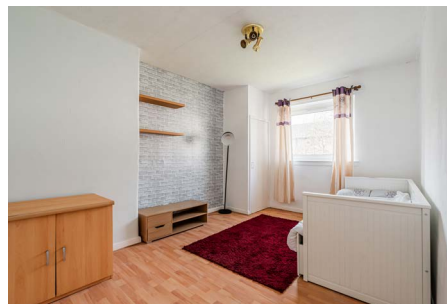
This spacious and bright first floor flat, is situated within a quiet residential street with pleasant views across the park, close to excellent local amenities and transport links. The property would undoubtedly appeal to the first time buyer, young professionals or buy to let investor.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Off-street parking
-  EPC rating – E
-  Council tax band - A



Description

In brief the subject comprises; welcoming entrance hallway with built-in storage, generously proportioned and bright lounge/dining, modern fitted kitchen, two light and airy double bedrooms and stylish bathroom with three-piece suite and shower over bath.



Extras

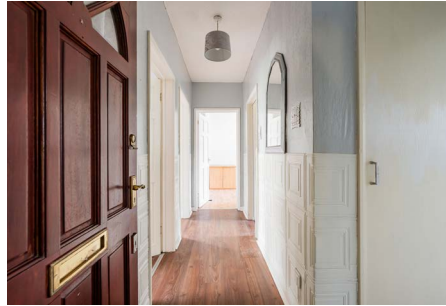
All fitted floor coverings will be included in the sale together with the washing machine, cooker and microwave.

Gardens and Parking

There is a communal garden located to the rear and off-street parking can be found to the front.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

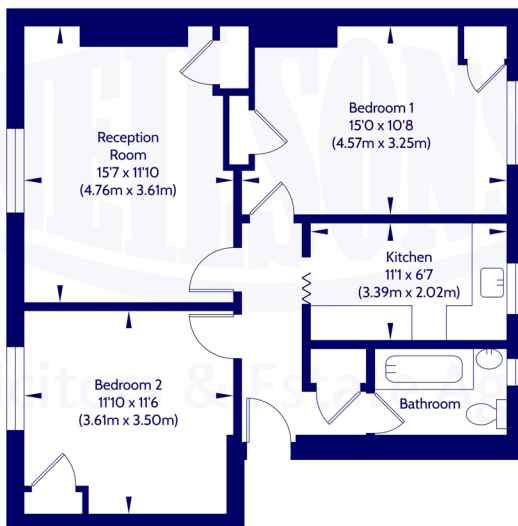
Pilton is a residential area situated to the north of the City Centre. There are local amenities and Craigleith Retail Park is a short drive away and offers a Sainsbury's Superstore, a Marks & Spencer, along with other major retail outlets and there is also a Morrison's supermarket close by. The property is within easy reach of the Western General Hospital and Edinburgh's College. A regular bus service runs to and from the City Centre and beyond with numerous services available. The city bypass, main motorway networks, the Forth Road Bridge and Edinburgh Airport are all easily accessible. The open spaces of the Cramond Foreshore, Botanic Gardens and Inverleith Park are close by, as are the fashionable areas of Stockbridge, whilst the Shore in Leith with its bars and restaurants are a short drive away.





Approx. Gross Internal Floor Area 62.25 Sq M / 670 Sq Ft.

First Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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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For helpful, friendly, personal advice, get in touch.

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