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Offers Over

**£180,000**

# 10/5 West Pilton Way

Pilton | Edinburgh | EH4 4GW

Stylish and generously proportioned, this two-bedroom second-floor flat forms part of a modern development in the popular Pilton area. Ideally positioned close to fantastic amenities and convenient transport links, the property will appeal to a range of purchasers including first-time buyers, professionals, and buy-to-let investors.

-  2 bedrooms
-  1 public room
-  2 bathrooms
-  Communal garden
-  Unallocated parking
-  EPC Band - B
-  Council Tax Band - B

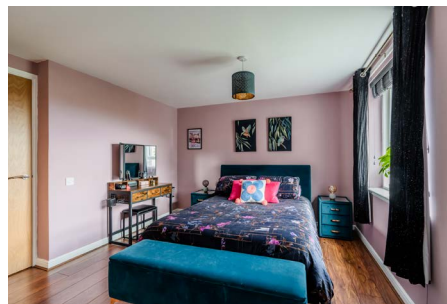


## Description

A welcoming hallway provides a lovely introduction to the home, offering impressive built-in storage options. The bright and spacious lounge features a twin Juliet balcony that flood the room with natural light, creating an inviting setting for everyday living and relaxation. The adjoining kitchen/diner is fitted with a range of integrated white goods, partial tiling in splash areas, under-unit lighting, and ample space for dining – ideal for entertaining. The principal bedroom is a good-sized double with an integrated double wardrobe and space for freestanding furniture, complemented by a modern en-suite shower room with a double cubicle and partial tiling. The second bedroom is also a comfortable double with a built-in wardrobe and flexibility for use as a guest room, study, or nursery. Completing the accommodation is a main bathroom with a shower-over-bath setup and partial tiling.

Further benefits include gas central heating, double glazing, and a secure door entry system.

Factor fees are payable of approximately £90 per calendar month.



## Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, fridge-freezer, washing machine, and dishwasher, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens & Parking

Externally, residents enjoy access to a well-maintained communal garden at the rear, a shared bin store, and unallocated shared parking bays.

## Viewing

By appointment through Neilsons 0131 625 2222.







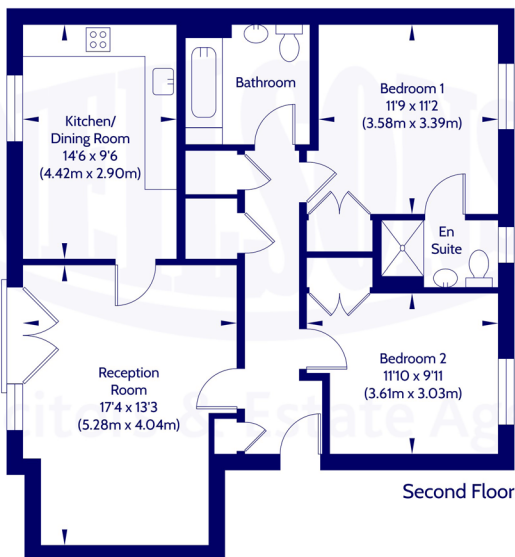
## Location

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. Gross Internal Floor Area 78 Sq M / 840 Sq Ft.



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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