



Offers over £140,000

5/1 West Pilton Rise, Pilton, Edinburgh, EH4 4DX



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Well-Presented Two-Bedroom Ground Floor Flat

Well-presented two-bedroom ground floor flat in the popular Pilton area. The property is in good condition throughout comprises:

Entrance Hall, Living Room Separate Kitchen, Two Double Bedrooms, Shower Room. Double-Glazing, Infrasonic Heating, Shared Drying Green., Secure entry phone system

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets , new tolerable standard.

ACCOMMODATION (WIDEST POINTS)

Livingroom	14'6" x 11'4" (4.42 x 3.46)
Bedroom 1	15'1" x 11'4" (4.60 x 3.46)
Bedroom 2	11'5" x 8'7" (3.48 x 2.62)
Kitchen	10'7" x 6'7" (3.23 x 2.01)

LOCATION

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EXTRAS

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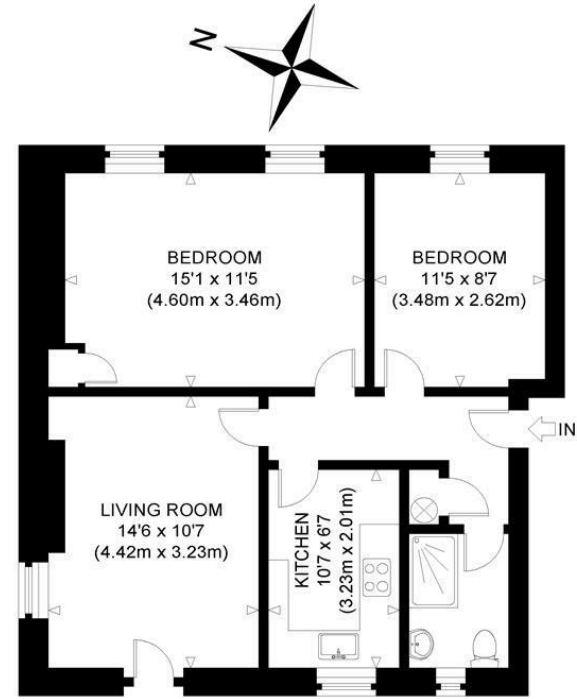
EPC RATING

E

VIEWING

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GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 621 SQ FT / 57.7 SQ M

WEST PILTON RISE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 621 SQ FT / 57.7 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be give the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.