



16/2 West Pilton Avenue  
PILTON | EDINBURGH | EH4 4DW

  
**warners**  
solicitors & estate agents



## 16/2 West Pilton Avenue

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Well-presented three bedroom flat with private front garden situated in a popular residential location, close to schools, amenities and commuter links. The property benefits from a secure door entry system, gas central heating and double glazing throughout, and externally, a private front garden, communal drying green to the rear, ample unrestricted on-street parking and internally comprises;

- Nicely presented ground floor flat
- Welcoming entrance hallway with utility cupboard with space for washing machine and tumble dryer
- Bright and spacious front facing living/dining room with an Edinburgh press style cupboard
- Contemporary fitted kitchen featuring white high gloss wall and base units with integrated appliances
- Three double bedrooms with fitted wardrobes
- Recently fitted shower room with dual headed waterfall mains shower and vanity sink
- Gas central heating and double glazing
- Private front garden
- Communal rear garden
- Ample unrestricted on-street parking

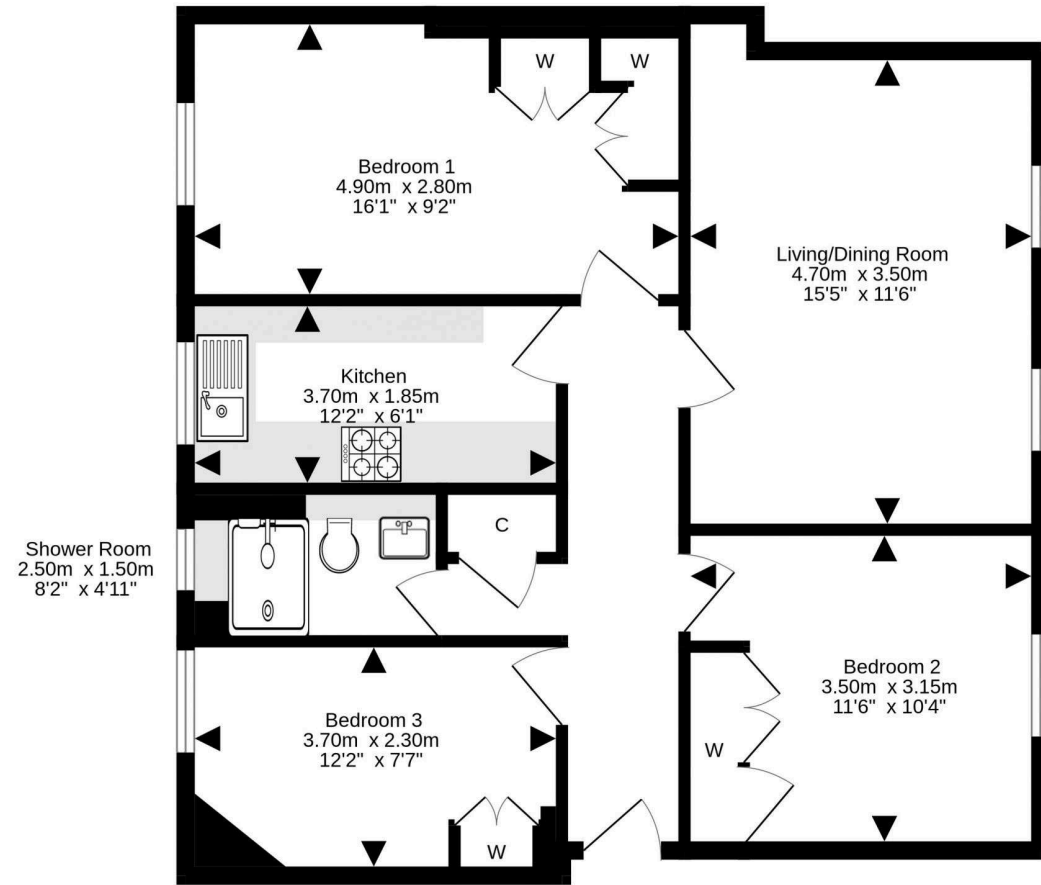
Included in the sale will be the fridge, dishwasher, oven, washing machine and blinds. The outside decking will also be included. EPC Rating D.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



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 is a small selection of shops at Boswall Parkway, mainly small specialist shops serving the local community, with Morrisons Superstores available at Pilton Drive and Waterfront Broadway. 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. 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.





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. Made with Metropix ©2024

