





## 1/2 West Pilton Lea, Edinburgh, EH4 4ES

### Description

Well-presented and spacious three-bedroom ground floor flat which has fresh modern décor and is in good condition throughout. It benefits from a recently installed modern kitchen and would make an ideal starter flat.

The accommodation comprises:

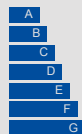
- Entrance hall
- Well-proportioned front facing living room with storage cupboard
- Three good sized bedrooms, all of which have storage cupboards
- The kitchen is well equipped and fitted with a range of modern units and white laminate worktops and appliances including ceramic hob, electric oven and washing machine
- The bathroom has wall panels on all walls to reduce cleaning and maintenance and is fitted with a three piece white suite with electric shower over the bath.



### VIEWING DETAILS

Please call DMD Law 0131 316 4666  
or check online for the up to date price  
information and viewing arrangements.

[WWW.DMDLAW.CO.UK](http://WWW.DMDLAW.CO.UK)

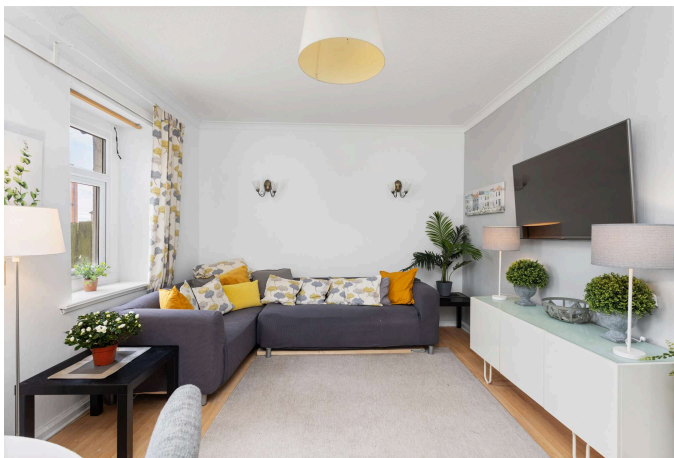


EPC RATING  
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### Location

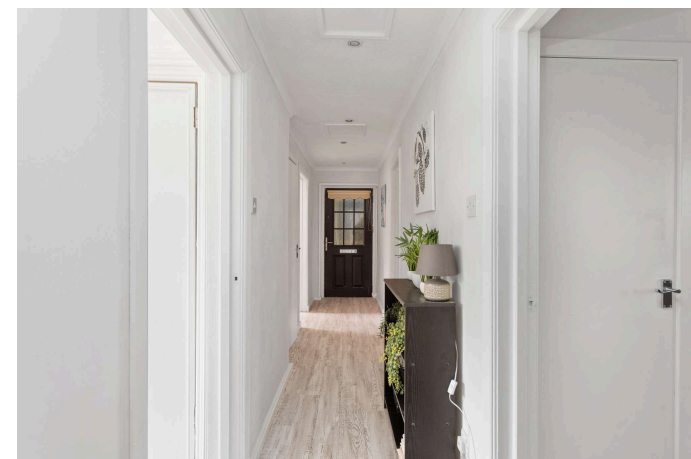
The property is situated within the West Pilton area of Edinburgh adjacent to Silverknowes and Davidsons Mains. It lies approximately 3 miles north of the City Centre and is in walking distance of the new Edinburgh College. There is a frequent local bus service operating to the City Centre. Local shops nearby cater for everyday needs and there are several supermarkets in the area including a Morrisons on Waterfront Broadway, Lidl at Granton and Sainsburys at Craighleith Retail Park. There are sports facilities available nearby at Ainslie Park Leisure Centre, which has a gym, swimming pool and sports hall; there are a gym and spa at the Village and Westwoods Health Club on Crewe Road South. It is also conveniently placed for the Western General Hospital. Local primary and secondary schools are within walking distance of the property.

### Outside and Gardens

There are shared / communal gardens and there is an unallocated residents' car park to the rear.

### Council tax

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.



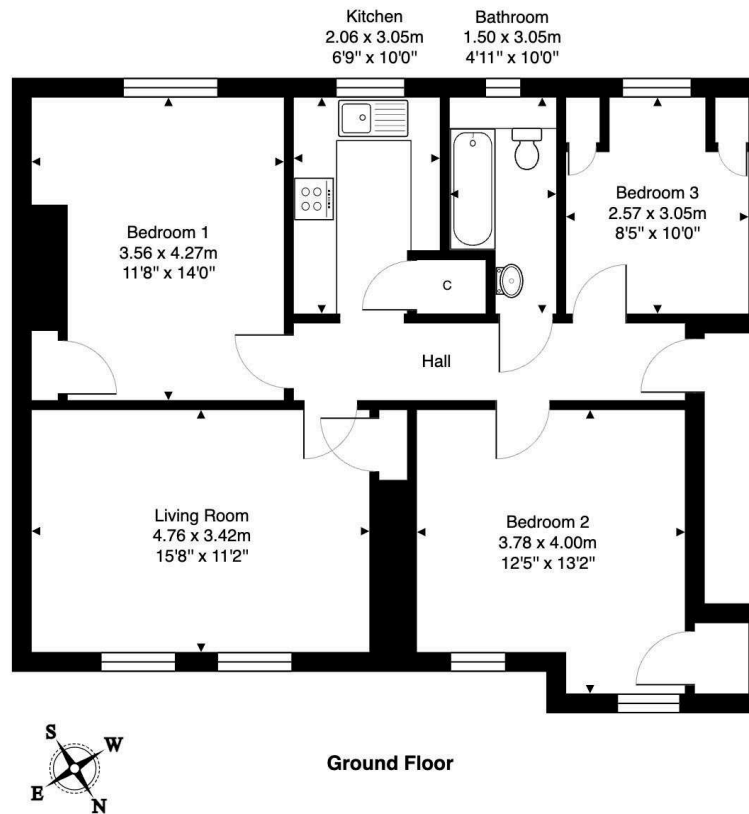








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Total Area: 76.7 m<sup>2</sup> ... 826 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

**DMD** | SOLICITORS &  
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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