



18/3 West Pilton Rise
PILTON | EDINBURGH | EH4 4UQ

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Ideal first time buy - a beautifully presented first floor flat boasting stylish modern fittings and a pleasant leafy outlook front and rear.

This is a lovely, ready to move into home with many great features which would be ideal for a single person or couple stepping onto the housing ladder. Lovely matt cream units have been fitted within the kitchen and the bathroom was refitted in 2022 and showcases a wash-basin set in vanity unit, metro style tiling to full height on all walls and on-trend black fitted accessories and mixer shower. The living room has ample free floor space for relaxation and dining and there are two double sized bedrooms. Additional features include plenty of cupboard storage space, double glazing and modern electric heaters.

- Living/dining room
- Attractively fitted kitchen
- Two bedrooms, one with built-in wardrobe
- Fully tiled bathroom/mixer shower
- Entrance hall
- Double glazing
- Electric heaters installed in 2024
- Excellent storage facilities
- Shared garden
- Unrestricted on-street parking
- Easy access to Edinburgh's waterfront including Silverknowes Beach
- Good local transport links

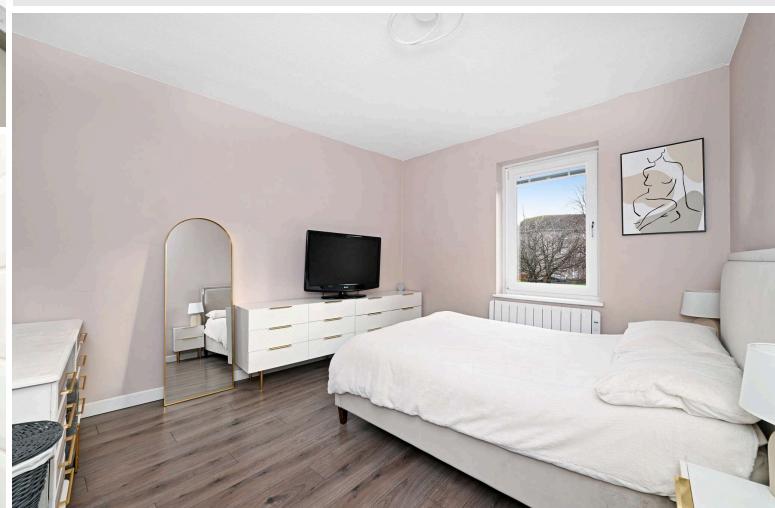
Fixtures will be included, the blinds in the living room and one of the bedrooms will also be included. The washing machine and fridge/freezer will be included upon request.

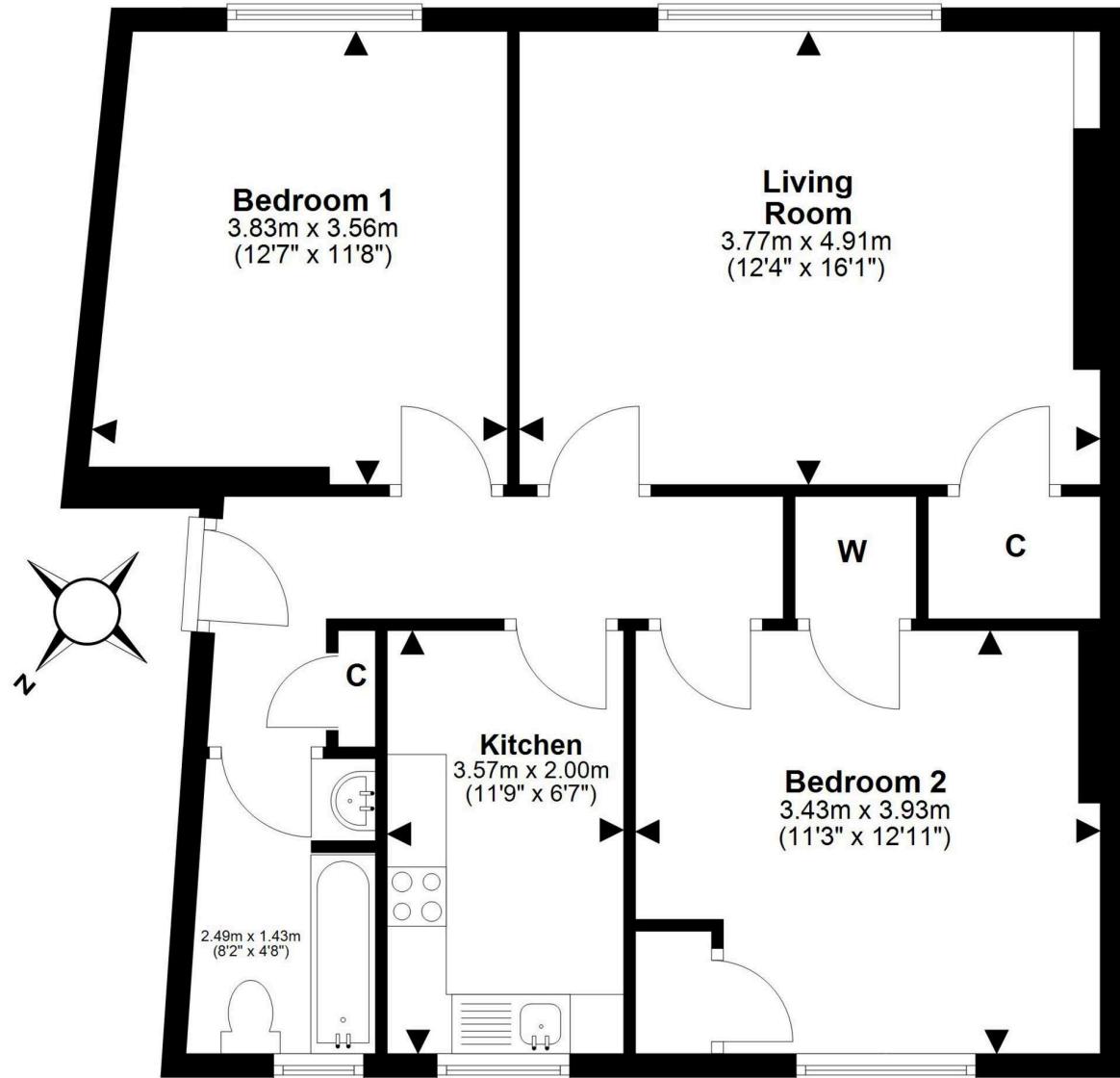
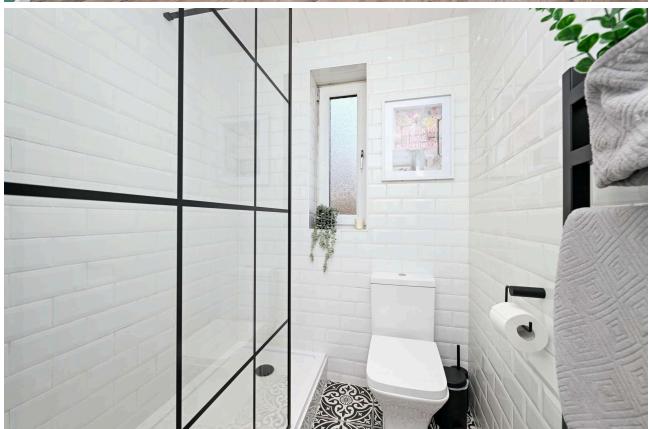
Council Tax A and Energy Rating D

PRICE & VIEWING: Please refer to our website, www.warnerslplp.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.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.