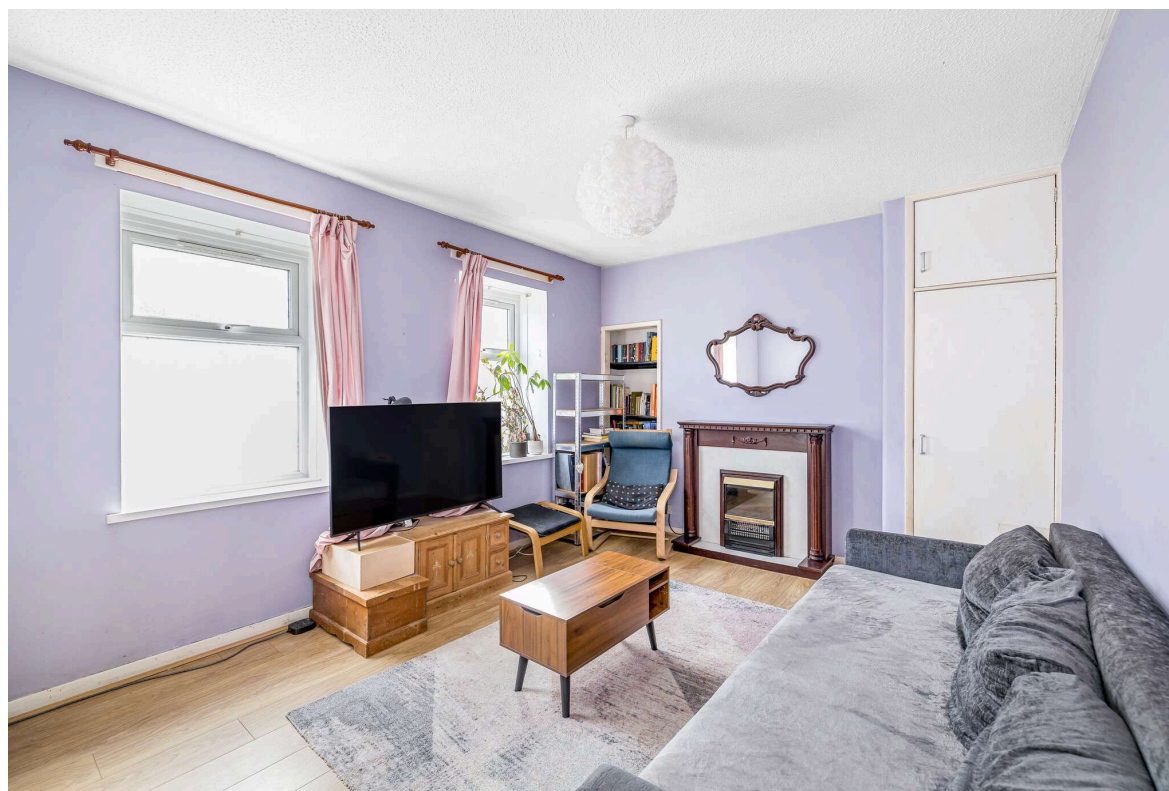




31/2 West Pilton Gardens,  
WEST PILTON | EDINBURGH | EH4 4EF

  
**warners**  
solicitors & estate agents



## 31/2 West Pilton Gardens,

WEST PILTON | EDINBURGH | EH4 4EF

Warners are delighted to present to the market this well-presented three bedroom flat with private front garden situated in a popular residential location, close to schools, amenities and commuter links. The bright and spacious property benefits from a secure door entry system, electric heating and double glazing throughout, and externally, a private front garden, communal drying green to the rear and ample unrestricted on-street parking

- Nicely presented ground floor flat
- Welcoming entrance hallway with storage giving access to all rooms
- Bright and spacious dual paned front facing living/dining room with feature fireplace and Edinburgh press style shelving
- Fitted galley kitchen with floor and wall units and space for appliances
- Three double bedrooms with integrated storage
- Family bathroom with electric shower over bath
- Electric heating and double glazing
- Private front garden and communal rear garden
- Ample unrestricted on-street parking

Council Tax: B , Energy Rating: D

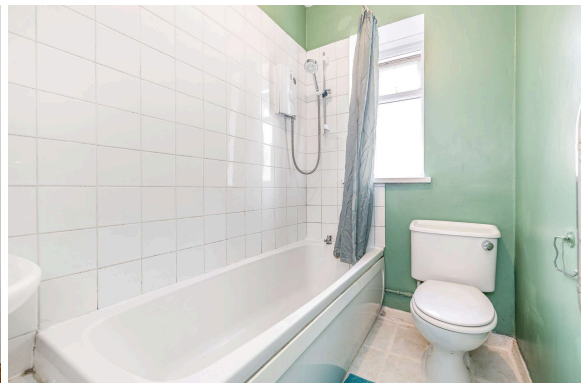
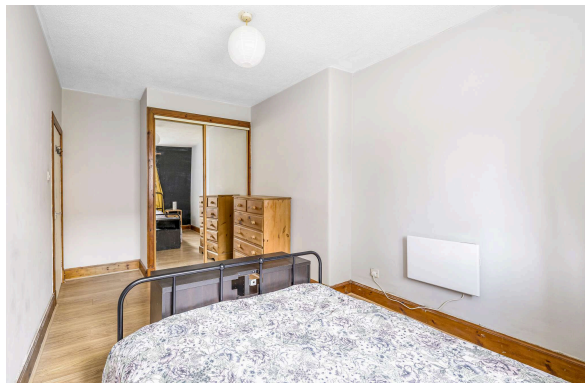
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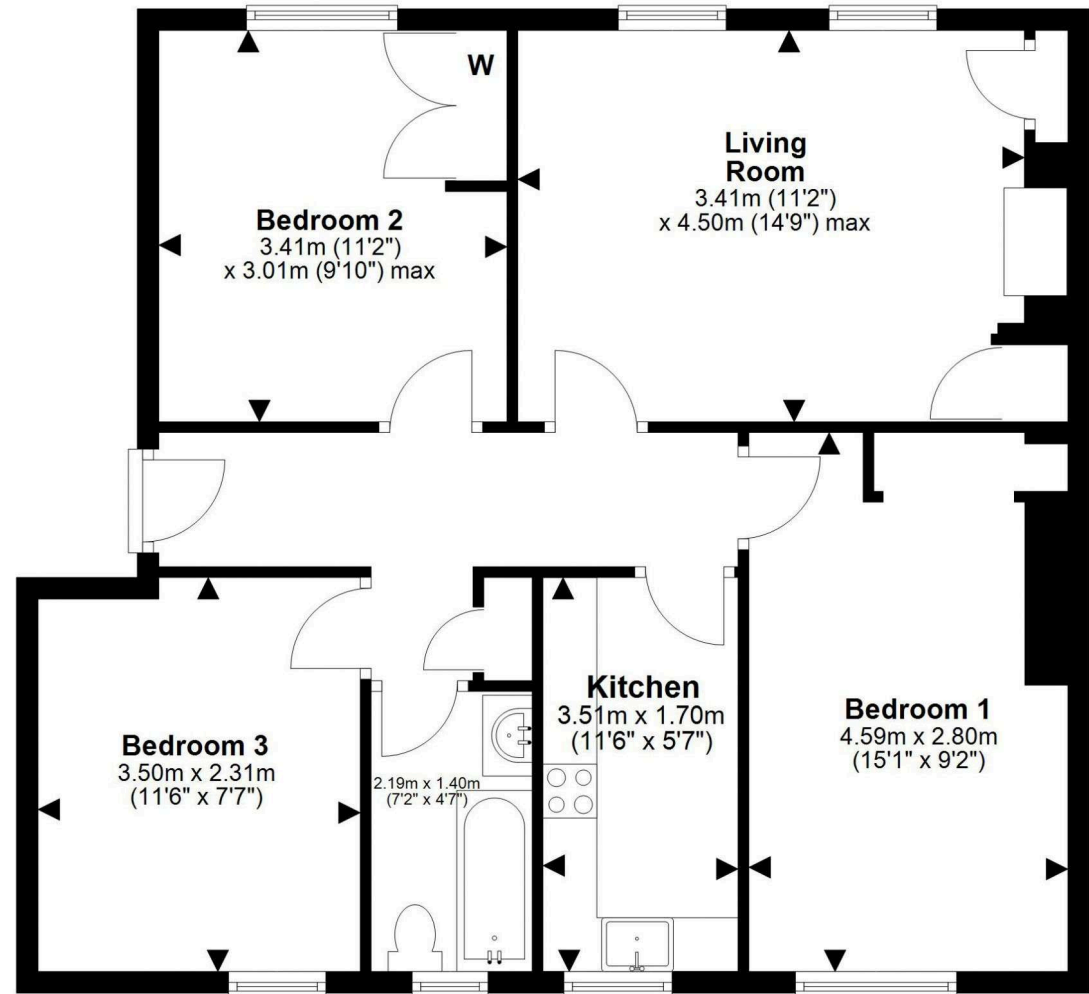
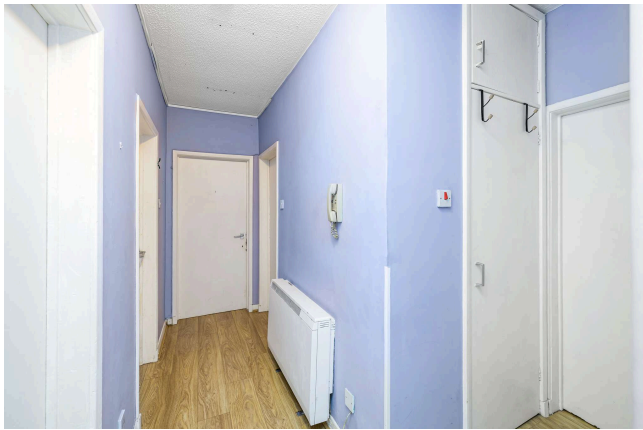
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Extras: Fixtures and fittings, oven, hob, washing machine, and fridge freezer.

The subjects are located in the West Pilton area of Edinburgh, which lies to the north of the city centre. The property is well positioned to take advantage of a good choice of shops in the area, with a modern Morrisons Superstore available nearby on Ferry Road and Craighleith Retail Park only a short journey away. Leisure facilities are excellent and include the impressive Ainslie Park Recreation Centre and scenic walks on Cramond Beach. Schooling is well represented from nursery to senior level and the flat is conveniently placed for accessing Edinburgh College's Granton Campus. An efficient public transport network operates to most parts of the town and surrounding areas. 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.