



12/2 WEST PILTON ROAD

Pilton, Edinburgh, EH4 4GX



1

Public Room



2

Bedrooms



2

Bathroom

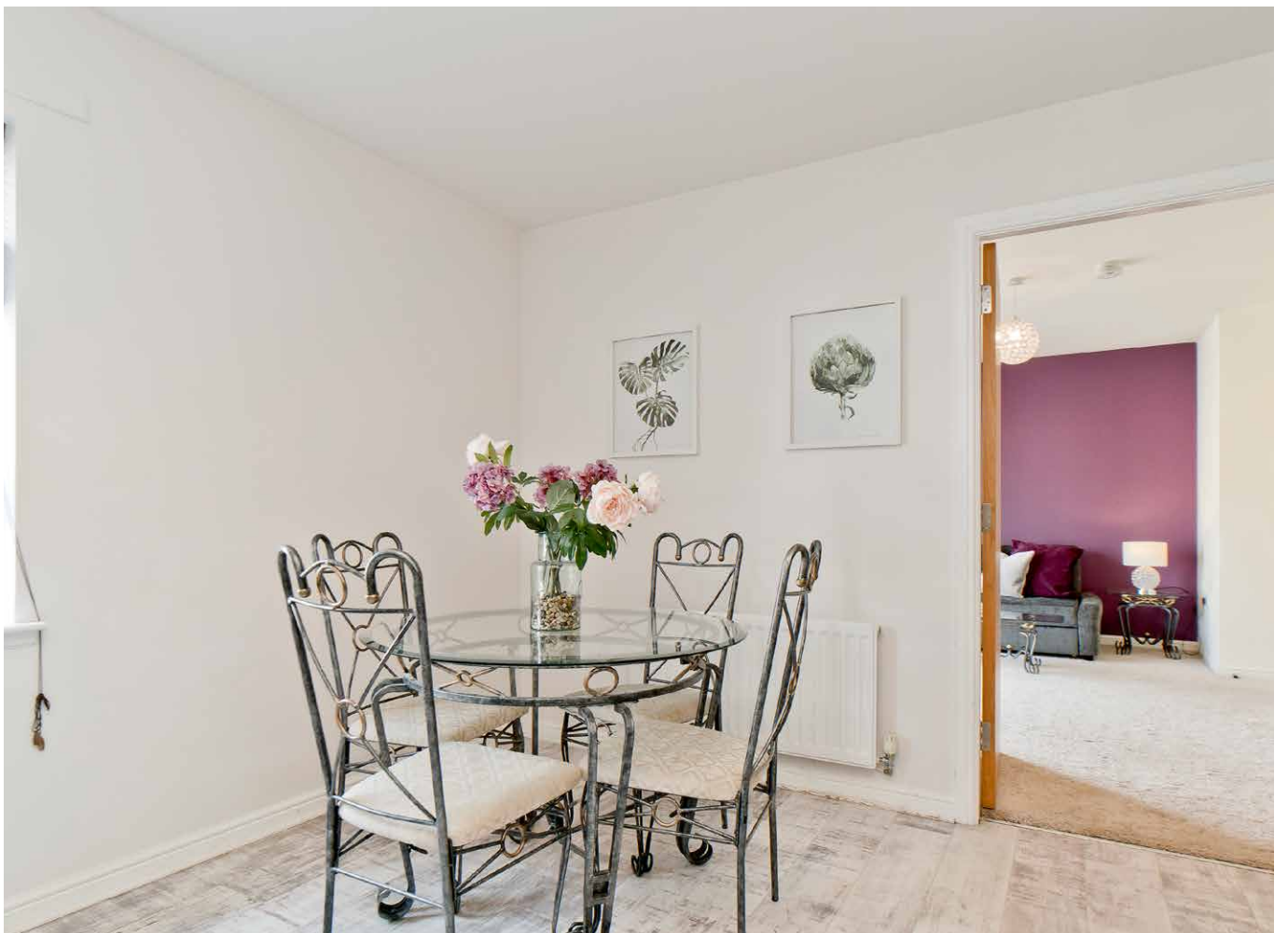


12/2 WEST PILTON ROAD

Welcome to a modern first-floor flat with spacious accommodation and attractive interior design. This desirable city home features a bright and airy living room, a stylish dining kitchen with cabinetry in mix-and-match tones, and two double bedrooms with generous storage. It has the added appeal of a quality en-suite and family bathroom as well. Plus, homeowners have access to residents' parking and shared use of a well-kept garden with sprawling lawns, children's play equipment, and drying facilities.

The property forms part of a sought-after modern development which has a convenient setting in the heart of Pilton. It is close to lots of green spaces and offers easy access to the city centre, which takes roughly 15 minutes whether travelling by car or a local bus. Schools are within walking distance from the home and there is a choice of supermarkets and convenience stores just a short walk away as well. It is an excellent location that will appeal to commuting professionals, families, and rental investors alike.







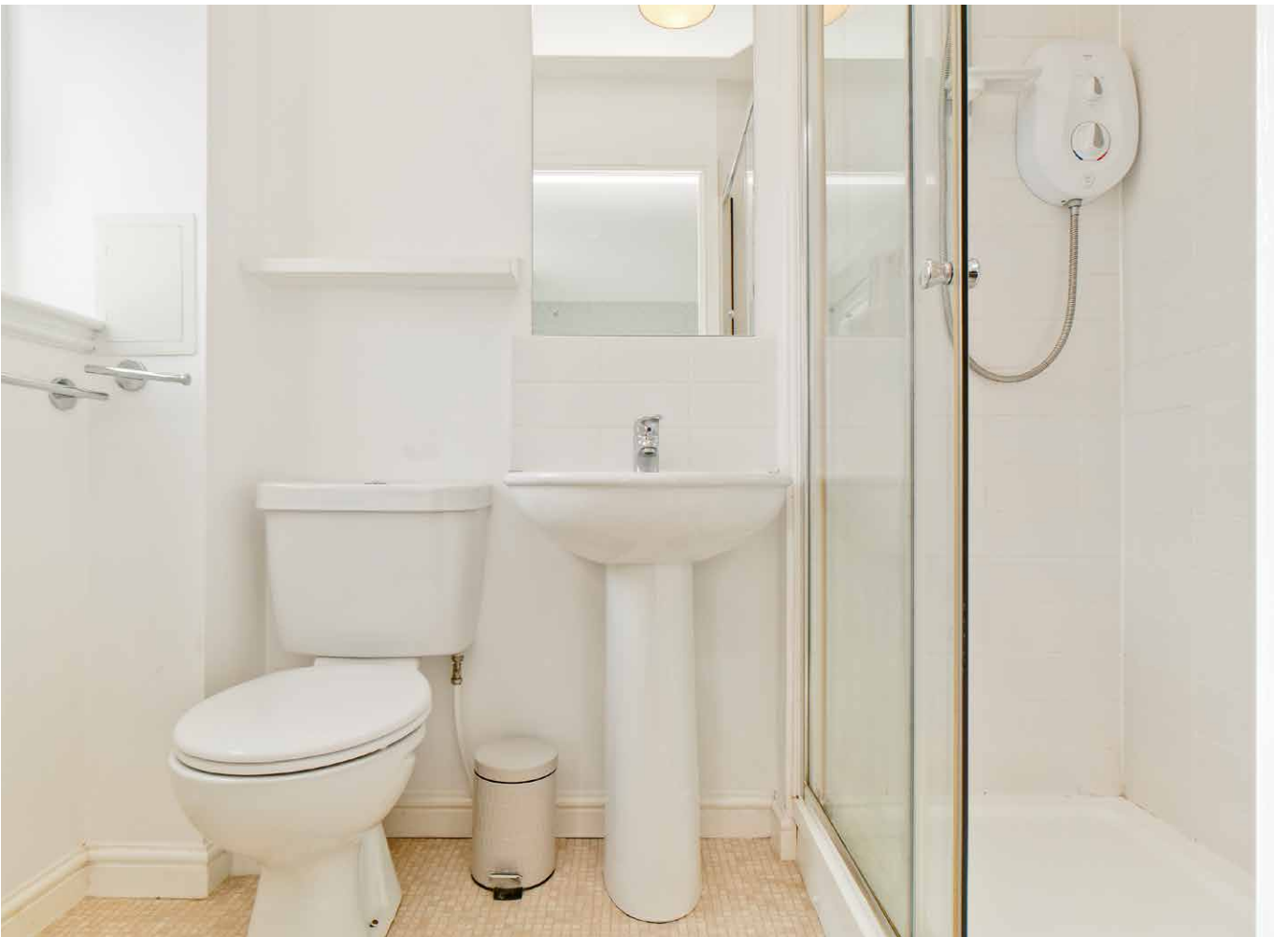
B
EPC
RATING

B
COUNCIL
TAX BAND

VIEWING
By appointment only
with Gilson Gray on
0131 516 5366

Features

- A bright and spacious first-floor flat
- Part of a family-friendly development
- Prime location in popular Pilton
- Modern interiors throughout
- Welcoming entrance hall with storage
- Living room with a Juliet balcony
- Well-appointed dining kitchen
- Two double bedrooms with wardrobes
- Bright 3pc en-suite shower room
- 3pc family bathroom with overhead shower
- Large communal garden and playpark
- Residents' parking with off-street bays







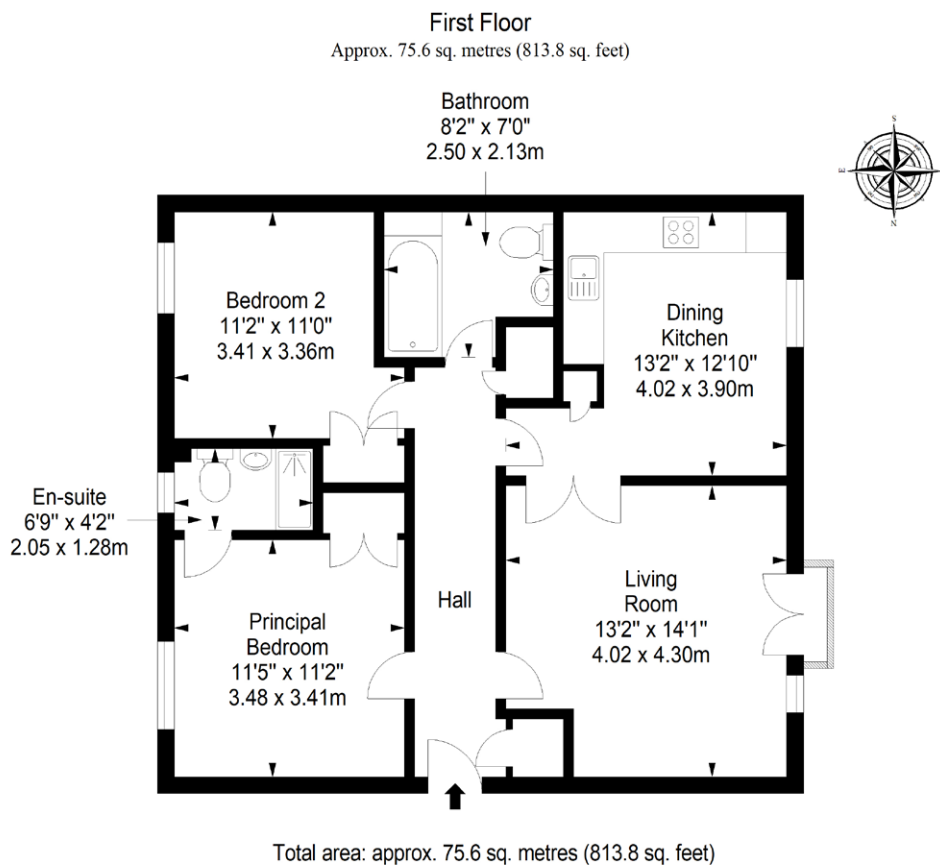
Extras: integrated kitchen appliances (oven, gas hob, concealed extractor, fridge/freezer, and washing machine) to be included. All items in the property are available through separate negotiation.

Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



PILTON, EDINBURGH

Lying just 3 miles from the centre of the capital, the popular residential area of Pilton enjoys excellent transport links into the city, with regular bus services day and night and numerous scenic cycle paths. Surrounded by delightful green spaces, the area is in easy reach of Inverleith Park and the Royal Botanic Gardens, as well as Newhaven's historic harbour, perfect for pleasant seafront walks. For indoor exercise facilities in easy walking distance, Ainslie Park Leisure Centre is well-equipped with a gym, a swimming pool, a sports hall, a sauna and a café. Also, easily reached by foot is a large Morrison's superstore, whilst more extensive shopping amenities can be found at nearby Craigmile Retail Park, with its wide array of retail outlets. Pilton is also well-placed for travelling further afield, with the motorway network and Edinburgh Airport both easily accessible. Good local schooling options are available from nursery to secondary level, in both the private and public sectors, with tertiary education also easily accessible.



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