



**West Pilton View**

**Edinburgh**

**EH4 4DY**

**OFFERS OVER £125,000**

Spacious with neutral decor situated on the top floor, this 3 bedroom property is set in the North-West of Edinburgh. Great property for investors and home buyers.

- Fittings, furnishings and white goods all included
- Fully Complaint on Safety
- Back shared garden space
- All electric
- High demand residential area

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Light and spacious 3 Bedroom  
Second Floor Flat.

Comprises an entrance hallway,  
living room, kitchen, three double  
bedrooms and a bathroom.

This property has a fitted kitchen  
with all appliances and carpeted  
flooring. In addition there is a fitted  
bathroom, excellent storage  
space, Haverland electric heaters,  
double glazing and a secured  
entry system.

Externally there are shared  
gardens grounds to the rear and  
ample unrestricted street parking.

The entrance hall features the  
entry phone handset, carpeted  
flooring and provides access  
throughout the property. Set  
towards the front is the living room  
which has space for both lounge  
and dining furnishings and an  
open shelved press.



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Rear-facing, the kitchen has stone effect worktops, a sink with drainer and tiled surroundings. Included is the washing machine and an integrated electric oven and ceramic hob.

Bedroom one is rear facing with carpeted flooring and a built-in store cupboard, bedroom two is set to the front and includes a built-in store and built-in wardrobe. Third bedroom is rear-facing with also built-in storage. A bright bathroom has a fitted suite including an electric shower unit over the bath.

Council Tax Band B

Energy Rating E

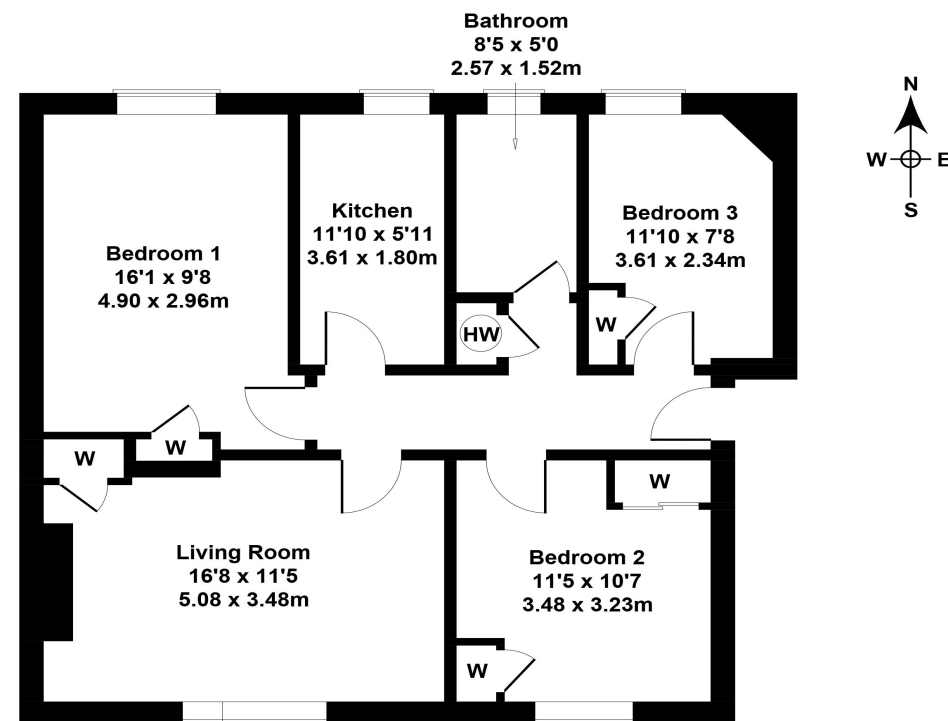
Approx Size 75 m2

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West Pilton lying to the North-West of Edinburgh City Centre is an established popular residential location offering excellent education, shopping and transport links along with some of Edinburgh's finest open spaces. The area is well-served by supermarkets with a Morrisons and Lidl's in close proximity. Nearby is Ocean Terminal which includes a multi-screen cinema and wide range of restaurants. Ferry Road is a key route across the north of the city, which leads to cycle paths, Royal Botanic Gardens, Water of Leith, Inverleith Park and Westwoods Health Club.

#### DISCLAIMER

These particulars are intended to give a fair description of the property but the accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be

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