

West Pilton Avenue

Edinburgh

EH4 4DR

Delighted to present this spacious and well-proportioned two-bedroom first-floor flat, situated within the established residential area of West Pilton, Edinburgh.

This property represents an excellent opportunity for first-time buyers looking to step onto the property ladder or buy-to-let investors seeking a ready-furnished investment.

The property is offered **sold as seen**, including the furnishings, white goods and appliances shown in the marketing photographs, providing a convenient and cost-effective purchase opportunity.

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The property comprises a bright and generously sized living room, modern fitted kitchen with white goods including a large Bosch fridge freezer, two well-proportioned bedrooms and a bathroom with bath and shower.

Further benefits include gas central heating, double glazing, shared garden grounds and on-street parking.

Key Features

- Spacious two-bedroom first-floor flat
- Modern fitted kitchen with appliances
- Bathroom with bath and shower
- Gas central heating and double glazing
- Shared garden grounds
- Council Tax Band A
- EPC C
- Furnishings and white goods included
- Ideal for first-time buyers and investors









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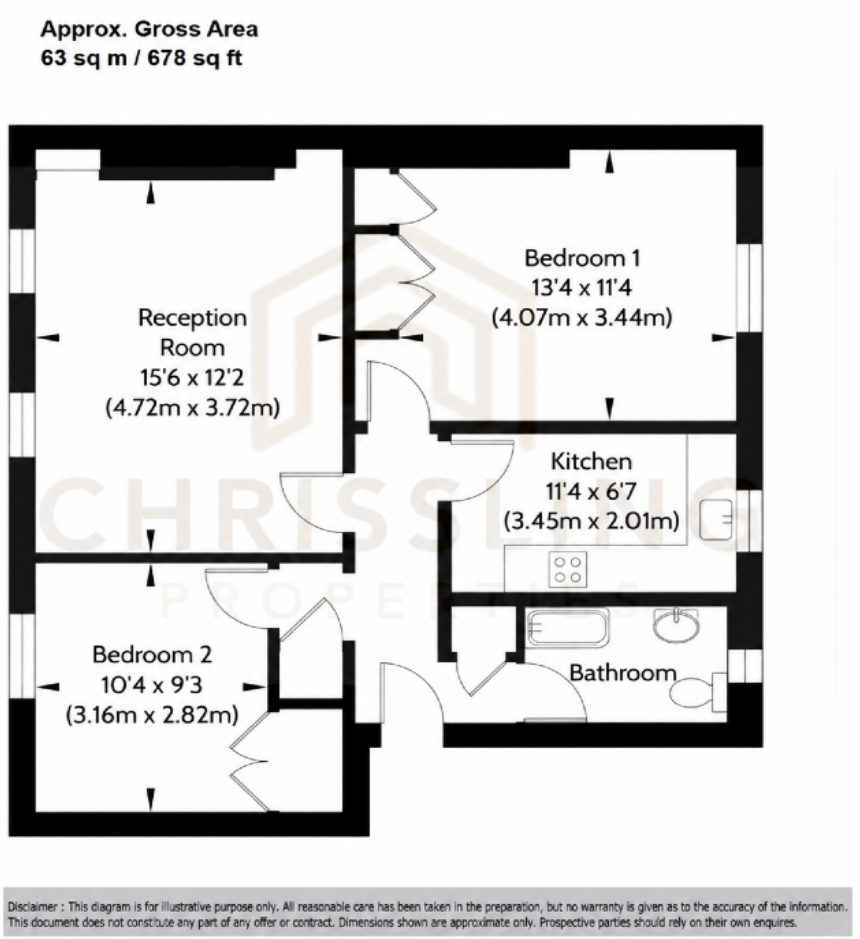


The property is offered **sold as seen, including furnishings and appliances as pictured**, making it an attractive and convenient purchase opportunity. Relevant safety certificates can be provided upon request, subject to availability. Situated in the established residential area of West Pilton, the property enjoys a convenient location to the north-west of Edinburgh city centre. The surrounding area offers a good selection of local shops, supermarkets, schools, leisure facilities and everyday amenities and close to Craigleith Retial Park and Western General Hospital.

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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 used as such by any prospective purchaser.

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