



boyd property

4-2 West Pilton View
EDINBURGH | EH4 4DY

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Description

An excellent opportunity has arisen to acquire this ground floor studio apartment, forming part of an established residential development, located in the West Pilton area, lying to the north-west of Edinburgh city centre. The property comprises: entrance hallway, living/bedroom, kitchen, and bathroom. The property benefits from electric heating and double glazing, a private garden to the rear of the building and on street parking to the front. The property would now benefit from upgrading and offers excellent potential for great starter home or buy to let investment.

Location

West Pilton is an established 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 in close proximity. Nearby, Ocean Terminal includes a multiscreen cinema, a wide range of restaurants. Outdoor public leisure includes cycle paths along the Water of Leith, the Royal Botanic Gardens, and Inverleith Park, along with indoor leisure facilities at Westwoods Health Club. There is a selection of local state and private schools close by, including Edinburgh Academy and the iconic Fettes College. Ferry Road is also a key route across the north of the city and for connections to the city bypass and M90.

Extras

All fitted floor coverings.

Price & Viewing

For price and viewing information contact Agents.

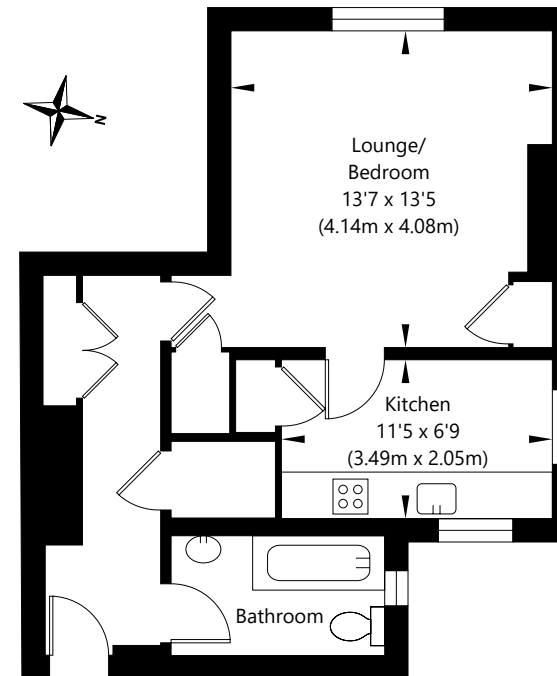


Ground Floor

Approx. Internal Area 39.7 Sq M / 427 Sq Ft.

Not to scale. For identification only.

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