



8 West Pilton Way

Pilton, Edinburgh, EH4 4GW

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Summary

Part of a popular development in Pilton, this main-door ground-floor flat is a modern two-bedroom residence that offers bright and airy accommodation decorated in light neutral hues. It boasts sociable open-plan living and two bathrooms; plus, it has the benefit of two easy-to-maintain gardens that are private to the property, in addition to a communal garden and playpark. Interest is sure to be high as the flat appeals to a wide variety of buyers.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale.

Features

- Attractive ground-floor flat in Pilton
- Part of a modern development
- Bright, south-facing aspect
- Private main-door entrance
- Welcoming hall with storage
- Open-plan kitchen/living/dining room
- Two double bedrooms with wardrobes
- Modern en-suite shower room
- Family bathroom with overhead shower
- Private front and rear gardens
- Communal garden and playpark
- Residents' parking and private bike store
- Gas central heating and double glazing
- EPC Rating - C







Attractive ground-floor flat in
Pilton with a bright,
south-facing aspect





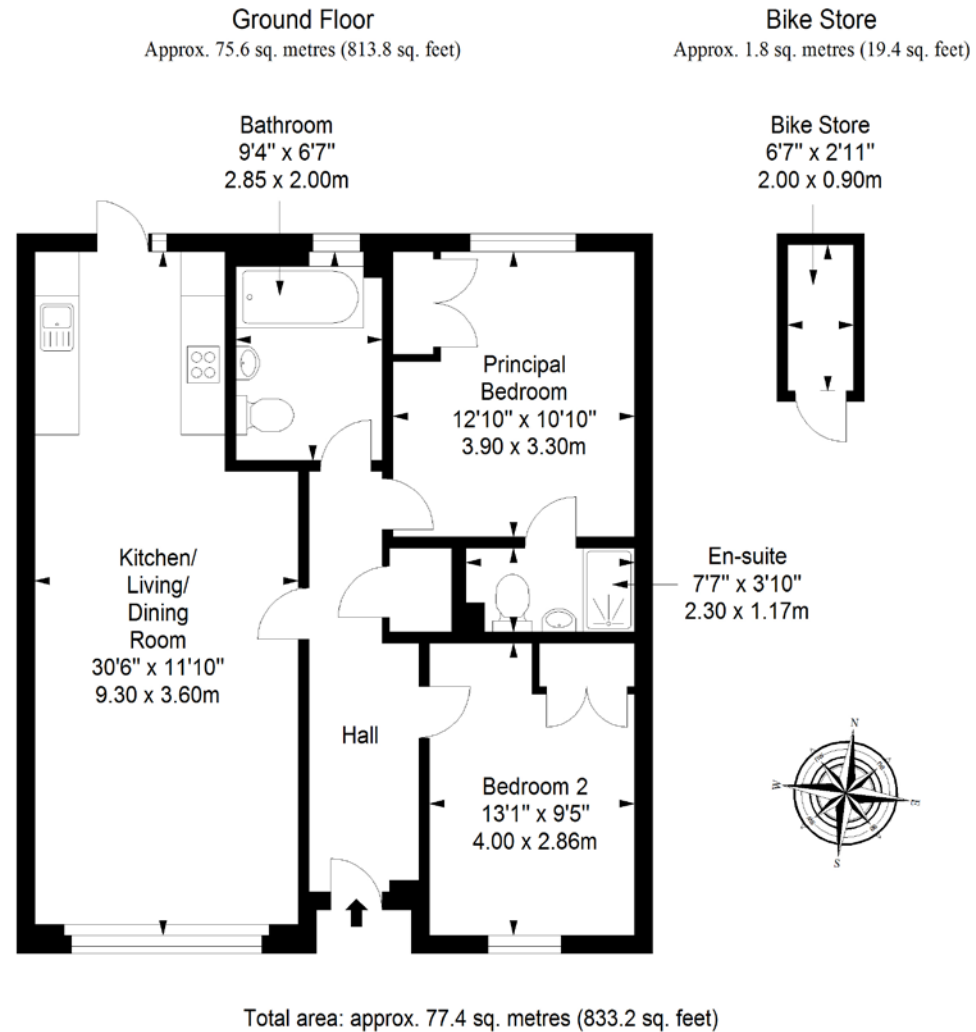


Two double bedrooms with wardrobes and a modern en-suite shower room





Floorplan



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DISCLAIMER
These particulars are intended to give a fair description of the property but their 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 floorplan 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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