



7/3 West Pilton Green, Edinburgh, EH4 4ER

Description

Bright and spacious three-bedroom first floor flat which is well presented, having been recently redecorated. It is situated in a cul de sac and has a pleasant situation overlooking the green looking towards the Forth. It benefits from gas central heating and double glazing. The local area has been redeveloped and the amenities locally have improved a lot with further new shopping facilities planned in the future.

The accommodation comprises:

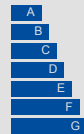
- Welcoming entrance hall with three storage cupboards
- Front facing bedroom with built-in wardrobes, laminate flooring and window with open aspect overlooking the green
- Good sized master bedroom with corner bay window and built-in wardrobes
- Further Double bedroom to the side with built-in wardrobes
- Generous living / dining room with laminate flooring
- Bathroom with tile effect wall board, bath with mains pressure shower over, wash basin and pedestal wash basin
- Fitted kitchen with a range of wall and base mounted units and appliances including electric cooker, washing machine and fridge



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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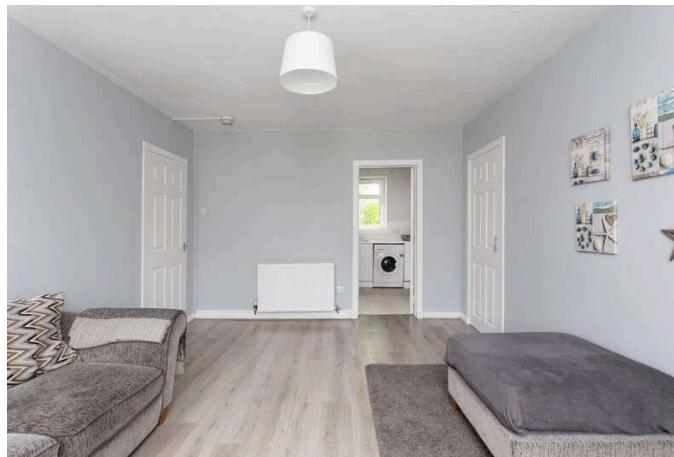


EPC RATING
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We offer free market appraisals on request



Outside and Gardens

There is a communal drying green to the rear of the property.
There is unrestricted on street parking.

Location

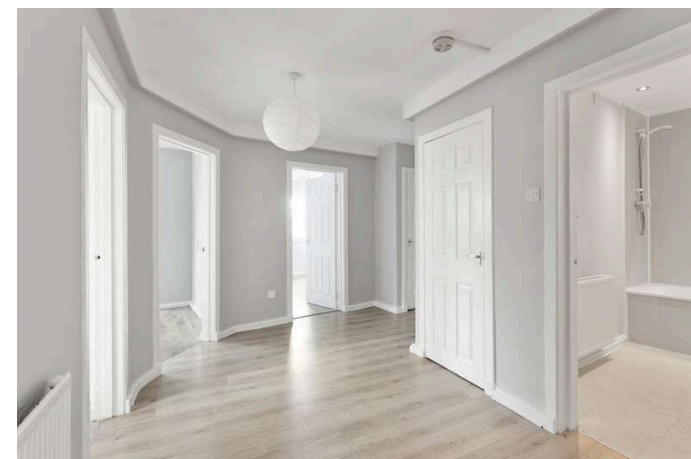
The property is situated within the Crewe area of Edinburgh adjacent to Silverknowes and Davidsons Mains. It lies approximately 3 miles north of the City Centre and is in walking distance of the new Edinburgh College. There is a frequent local bus service operating to the City Centre. Local shops nearby cater for everyday needs and there are several supermarkets in the area including a Morrisons on Waterfront Broadway, Lidl at Granton and Sainsburys at Craighleith Retail Park. There are sports facilities available nearby at Ainslie Park Leisure Centre, which has a gym, swimming pool and sports hall as well as a gym and spa at the Village and Westwoods Health Club on Crewe Road South. It is also conveniently placed for the Western General Hospital. Local primary and secondary schools are within walking distance of the property. Pleasant walks can be enjoyed along the coastline from Silverknowes to Cramond.

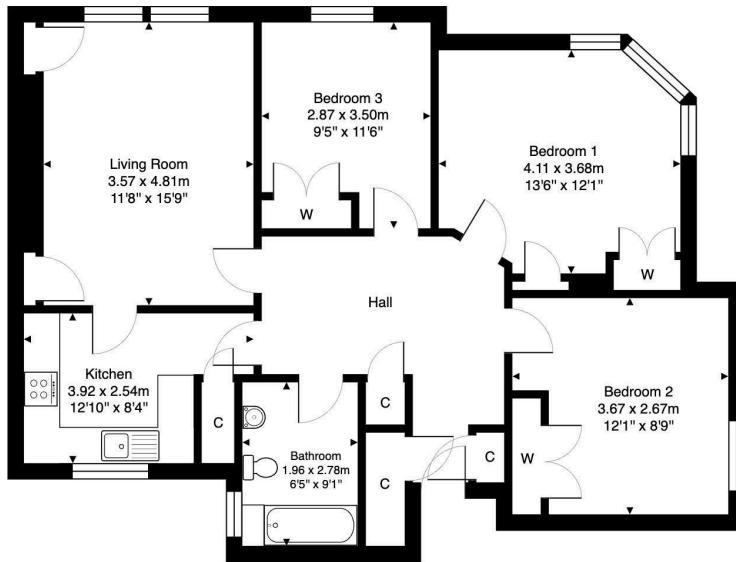
Extras

The fixed floor coverings, light fittings and appliances are included in the sale.

Council tax

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.

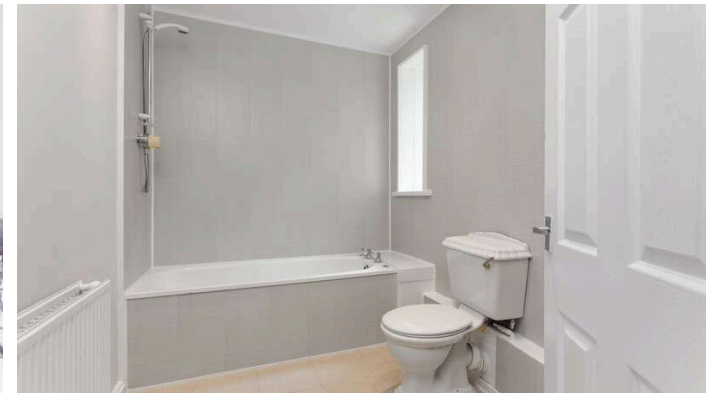
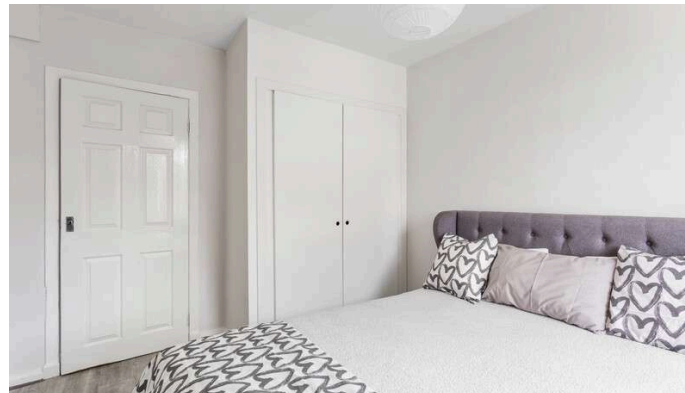
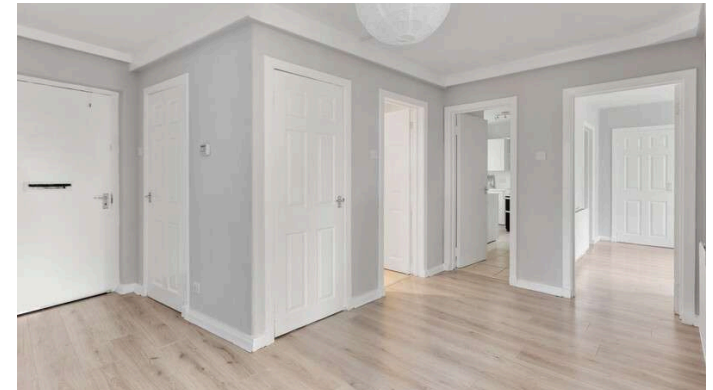




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Total Area: 91.1 m² ... 981 ft²

All measurements are approximate and for display purposes only



DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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