



Offers Over  
**£43,000**

## 5b (Flat 7) West Pilton Terrace

Pilton | Edinburgh | EH4 4GY

An excellent opportunity has arisen to purchase a 25% share of this stylish, generously proportioned 2-bedroom top floor flat forming part of a delightful modern development in a popular location, close to excellent amenities and commuting links.

- 2 Bedrooms
- 1 Public room
- 2 Bathroom
- Communal gardens
- Unallocated resident's parking
- EPC Rating – B
- Council Tax Band - B



## Description

Offered to the market in true move-in condition, this lovely home shall undoubtedly appeal to the first time buyers and merits internal viewing to be fully appreciated. Enjoying a light and neutral interior throughout, the accommodation comprises; welcoming entrance hall with excellent storage provisions. There is a beautifully presented and spacious open plan lounge/diner/kitchen offering contemporary living, enhanced with windows and Juliet balcony to front with pleasant open aspect beyond. The fully fitted kitchen is laid out with ample wall and base units with built-in gas hob, electric oven and hood together with integrated appliances (fridge freezer, washer/dryer). The principal bedroom has built-in wardrobes and a modern en-suite shower room. The second sizeable double bedroom again benefits from built-in wardrobes. Lastly the stylish bathroom comprises of a white three piece suite with main shower over bath. Further benefits include a secure entryphone system, gas central heating system with combi boiler, double glazing and private external store cupboard.



## Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in gas hob, electric oven and hood, integrated fridge freezer and washer/dryer.

## Additional Information

The remaining 75% share of the property is owned by Castle Rock Edinvar Housing Association. Any new purchaser must meet the eligibility criteria for Shared Ownership and will be required to undergo a financial assessment and approval by the Association. At the time of writing, a monthly occupancy payment of £247.21 is payable to the Association.

In addition to this there is a variable quarterly payment to the Property Factor to cover the upkeep of the communal areas.

## Gardens and Parking

There is a well tended communal garden to the rear of the building with a playground area. For the car owner, there is more than adequate unallocated residents parking available to residents and visitors alike.

## Viewing

By appointment with Neilsons on 0131 625 2222.





## Location

The property is in the established district of Pilton, which is situated approximately three miles north west of Edinburgh City Centre. Pilton is well served by a frequent bus service which travels to many parts of the City and the City Bypass is also easily accessible, with links to central Scotland's main arterial roads. There are convenient shops in the immediate vicinity to cater for day to day needs and more extensive amenities can be found in nearby Leith or Stockbridge, which offers a fantastic selection of shops, popular bars and restaurants. In addition, there is a Morrisons on Ferry Road and a large Asda in Newhaven. For the outdoor enthusiast there are variety wonderful natural spaces in the surrounding area, including promenade walks along the banks of the Forth, the beautiful water of Leith walkway and The Royal Botanic Gardens.

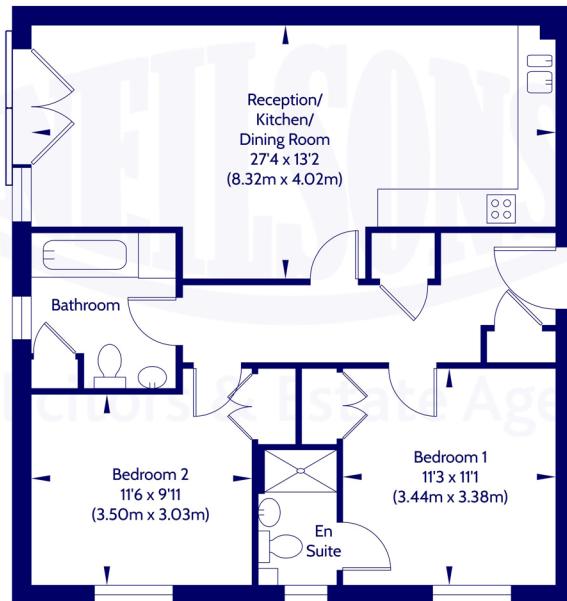


Third Floor

Approx. Internal Area 73.87 Sq M / 795 Sq Ft.

Not to scale. For identification only.

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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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