



RALPH SAYER
SOLICITORS & ESTATE AGENTS

13D/6 West Pilton Avenue

Edinburgh EH4 4BX

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Presenting an ideal home for those seeking a peaceful, yet well-connected address, this two bedroom main door flat lies in a well established residential area; just north west of the city centre. This home enjoys attractive interiors and pleasant open outlook over West Pilton Park.

The property boasts a spacious lounge/diner, overlooking the park. Positioned to the rear, is a modern gloss kitchen which opens directly onto the shared south facing drying green. There are two double bedrooms, both with built-in storage and an attractive three piece bathroom, over-bath shower.

Extras: all fitted floor coverings, blinds, light fittings, electric hob, oven and chimney hood will be included in the sale.

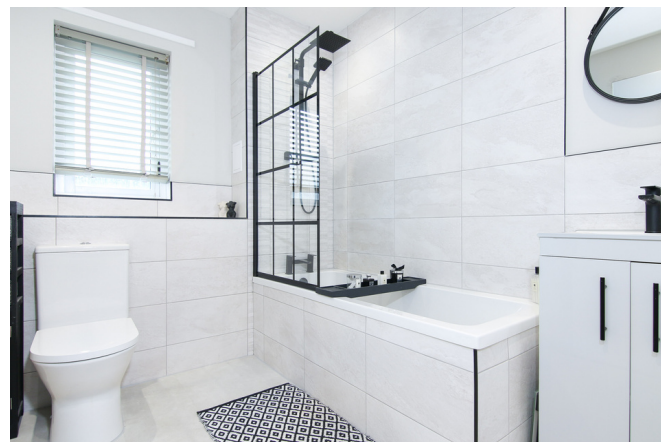
Property Summary

- Main door flat with lawned front garden
- Entrance hall with two large built-in cupboards
- Lounge diner with open outlook over park
- Fitted kitchen with access to rear shared drying green
- Two double bedrooms
- Stylish bathroom with shower-over-bath
- Shared south facing drying green to rear
- Residents parking to rear
- Gas central heating
- EPC Rating - C | Council Tax Band - B





Two-bedroom main door flat with excellent storage and open outlook over park



Let us help you find your next
dream property!



RALPH SAYER
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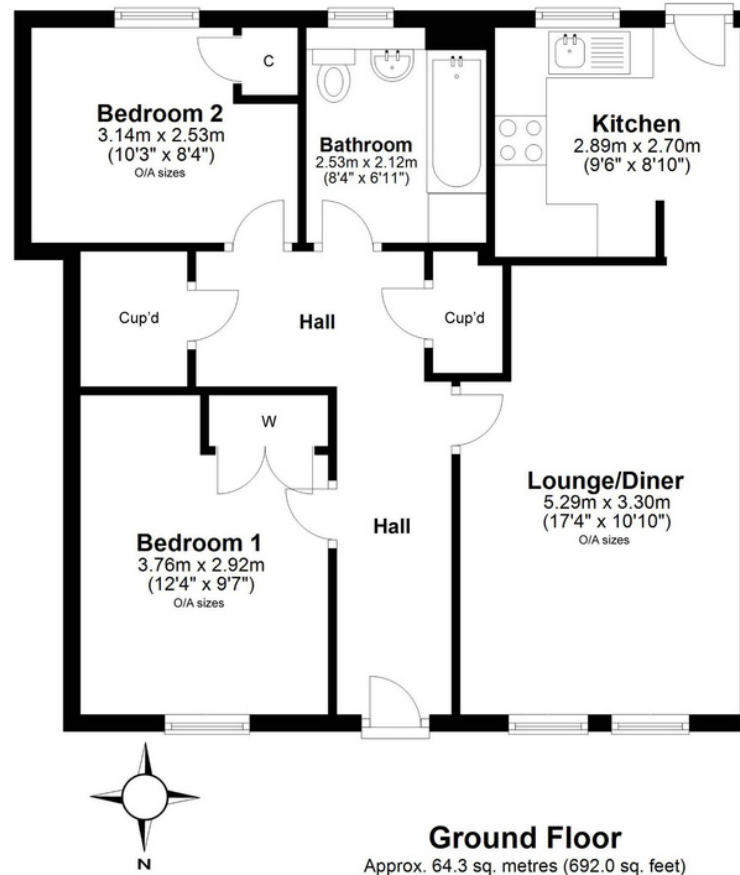
Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

 **CHARTERED FIRM**

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Location



Pilton is an established residential area north-west of the city centre (4.5 miles), due to its proximity to the city centre and easy access to the A90 and the bypass, it is an ideal choice for first time buyers and investors, with Edinburgh College also based close by. There are excellent local amenities, including banks, post office, library and health centre. Two Morrisons stores with more extensive shopping found at nearby Craighleith Retail Park. The lovely Inverleith Park is a short walk from the property and Granton Harbour offers fabulous walks along the Firth of Forth. Also in the area is Ainslie Park Leisure Centre with a swimming pool and a Pure Gym. Two good golf courses are close by along with access to the vast cycle path network. It has good transport links and an excellent local bus service operates to the City Centre and to the business parks at South Gyle and Royal Bank of Scotland Headquarters