



**19/4 Ferry Road Avenue, Pilton,
Edinburgh, EH4 4BE**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

IMMACULATE AND BEAUTIFULLY PRESENTED

THREE-BEDROOM, FIRST FLOOR FLAT



This immaculate and beautifully presented, three-bedroom, first floor flat is situated on a quiet residential street in the Pilton area of Edinburgh, close to local amenities and transport links. The property has been decorated to a high standard throughout and offers spacious, family accommodation in move in condition. The accommodation consists of a communal stair, with entry phone, a hallway, with storage, and a light filled living room, with twin windows, storage and an electric fire. The extended dining kitchen is particularly nice, with smart, white gloss fitted units, appliances and attractive splashback tiling, and floor tiles, and plenty of space for a table and chairs, ideal for family living. There are two spacious double bedrooms, a single bedroom and a nicely designed bathroom. There is a fully enclosed, private garden to the rear, with a shed, an allocated parking space and a communal green.

- Communal stair, with entry phone
- Hallway, with storage
- Living room
- Dining kitchen
- Three bedrooms
- Bathroom
- Gas central heating
- Double glazing
- Private garden
- Communal green
- Allocated parking space





PILTON

Pilton is situated to the northwest of the city centre and has local shops catering for everyday needs, and there are 2 Morrisons supermarkets nearby on Ferry Road and off West Granton Road. Further shopping is available at the Craigleith Retail Park with Sainsbury's supermarket, Marks and Spencer Simply Food and various high street shopping outlets. The property is also conveniently located for the Ainslie Park Leisure Centre with swimming pool, Westwoods Health Club, the Western General Hospital, Fettes Edinburgh College. The open spaces of Inverleith Park and the Botanical Gardens are within easy reach, as well as the cycle path network leading to the city centre, Leith and many other parts of the city. There are good public transport links to the city centre and beyond, and the main motorway networks, the Edinburgh City Bypass, the Queensferry Crossing and Edinburgh Airport are all easily accessible by car. Schooling is well represented from nursery to senior level.



Extras

All fitted floor coverings, curtains, blinds, light fittings, oven, hob, washing machine, fridge freezer and shed are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

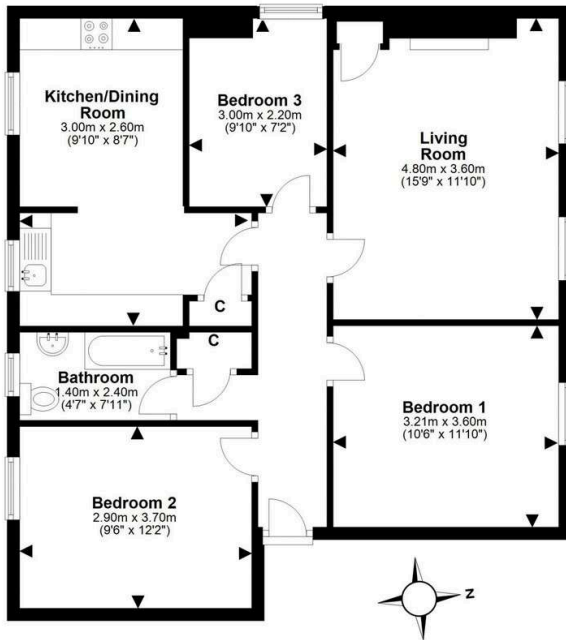
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Home Report Valuation

£175,000

EPC Rating

C



Total area: approx. 74.6 sq. metres (802.5 sq. feet)

For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective buyer. PlanUp 2024
Plan produced using PlanUp.



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