



## 2/4 Ferry Road Grove

Pilton, Edinburgh, EH4 4BG

*We sell homes, not just houses*







This upper flat in Pilton is a spacious three-bedroom residence, which is well-presented throughout in light neutral hues. It offers bright and airy accommodation, and a convenient setting close to schools, green spaces, bus links, and amenities. It is an ideal home for a wide variety of buyers, and is sure to be popular with commuting professionals, families, first-time purchasers, and rental investors alike.

The flat is reached via a shared entrance and stairwell, the front door opening to a central hall. The hall provides a lovely introduction and built-in storage before flowing naturally into the living/dining room. This well-proportioned reception area has a neutral backdrop, enhancing an airy ambience. It is framed by a dado rail and enjoys a feature fireplace as a focal-point for arranging comfortable lounge furniture. With southerly-facing twin windows, this room sees an abundance of natural light throughout the day as well. Next door, the kitchen is generously appointed with wood-toned cabinets and granite-effect worktops, backed by complementary splashback tiles. It offers plenty of space and storage, and enjoys an attractive design. A ceramic hob, a raised double oven, and a dishwasher come integrated, with a freestanding fridge/freezer and a washing machine also included

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## Features

- Well-presented upper flat in Pilton
- Convenient location near amenities
- Bright and airy accommodation
- Neutral interiors throughout
- Central hall with built-in storage
- Southerly-facing living/dining room
- Generously appointed kitchen
- Three spacious double bedrooms
- Modern three-piece shower room
- Low-maintenance communal garden
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - D









“Southerly-facing living/dining room,  
a generously appointed kitchen and  
three spacious double bedrooms”











Meanwhile, the three bedrooms are all large doubles that provide ample floorspace for a variety of bedside furnishings. The principal bedroom benefits from a wall-to-wall built-in wardrobe, whereas the second bedroom has a south-facing aspect and the third bedroom features dual-aspect windows. All three rooms have modern décor and on-trend carpeting for comfort. Finishing the home is a bright shower room, decorated in aqua-themed tiling. It is fitted with a modern three-piece suite, incorporating a toilet, a washbasin, a towel radiator, and a double step-in shower cubicle. Gas central heating and double glazing ensure year-round comfort.

Externally, the property has access to a low-maintenance communal garden with a shared drying area. Furthermore, there is ample unrestricted on-street parking available too.

Extras: all fitted floor coverings, window blinds, light fittings, integrated kitchen appliances, a freestanding fridge/freezer, and a washing machine to be included in the sale.

## Pilton, Edinburgh

Lying just 3 miles from the centre of the capital, the popular residential area of Pilton enjoys excellent transport links into the city, with regular bus services day and night and numerous scenic cycle paths. Surrounded by delightful green spaces, the area is in easy reach of Inverleith Park and the Royal Botanic Gardens, as well as Newhaven's historic harbour, perfect for pleasant seafront walks. For indoor exercise facilities in easy walking distance, Ainslie Park Leisure Centre is well-equipped with a gym, a swimming pool, a sports hall, a sauna and a café. Also, easily reached by foot is a large Morrison's superstore, whilst more extensive shopping amenities can be found at nearby Craighleith Retail Park, with its wide array of retail outlets. Pilton is also well-placed for travelling further afield, with the motorway network and Edinburgh Airport both easily accessible. Good local schooling options are available from nursery to secondary level, in both the private and public sectors, with tertiary education also easily accessible.



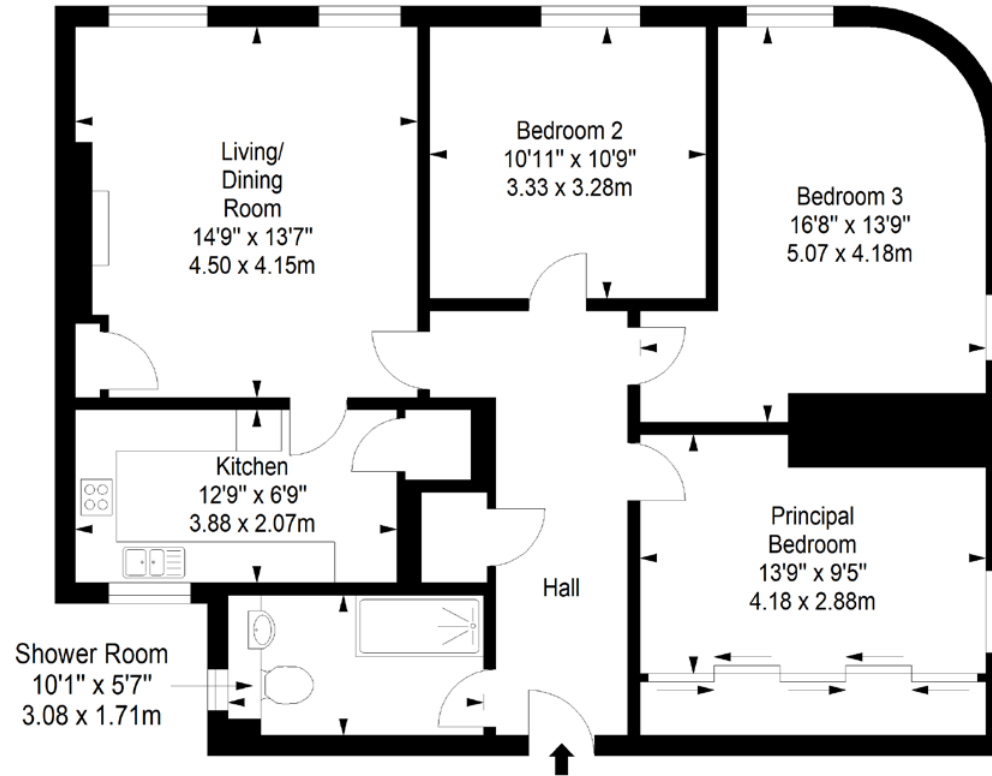






# Floorplan

First Floor  
Approx. 91.2 sq. metres (981.7 sq. feet)



Total area: approx. 91.2 sq. metres (981.7 sq. feet)

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