









Offers Over  
**£135,000**

## 5/2 West Pilton Rise

Pilton | Edinburgh | EH4 4UQ

This spacious and bright ground floor flat, is situated within a quiet residential street close to excellent local amenities and transport links. The property is presented to the market in true move-in condition and would undoubtedly appeal to the first time buyer or buy to let investor.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Off-street parking
-  EPC rating – C
-  Council tax band - A



## Description

In brief the attractive accommodation comprises; welcoming entrance hallway with built-in storage, generously proportioned and bright twin-windowed lounge/dining with built-in storage, modern fitted kitchen with useful breakfast bar, two well proportioned double bedrooms and contemporary fully tiled bathroom with rainfall shower over bath. Further benefits include gas central heating and double glazing.



## Extras

All fitted floor coverings will be included in the sale together with the fridge/freezer, washing machine and cooker.

## Gardens and Parking

There is a section of private garden located to the front together with off-street parking available.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

Pilton is a residential area situated to the north of the City Centre. There are local amenities and Craigleith Retail Park is a short drive away and offers a Sainsbury's Superstore, a Marks & Spencer, along with other major retail outlets and there is also a Morrison's supermarket close by. The property is within easy reach of the Western General Hospital and Edinburgh's College. A regular bus service runs to and from the City Centre and beyond with numerous services available. The city bypass, main motorway networks, the Forth Road Bridge and Edinburgh Airport are all easily accessible. The open spaces of the Cramond Foreshore, Botanic Gardens and Inverleith Park are close by, as are the fashionable areas of Stockbridge, whilst the Shore in Leith with its bars and restaurants are a short drive away.



Approx. Gross Internal Floor Area 56.87 Sq M / 612 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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