










Offers Over  
**£140,000**

## 15/5 West Pilton Drive

Pilton | Edinburgh | EH4 4HR

A generously proportioned 2nd floor (top) corner flat offering flexible three double bedroom accommodation close to good local amenities and transport links with secure entry system and shared garden.

-  3 Double bedrooms
-  1 Reception room
-  1 Bathroom
-  Shared garden
-  Free on street parking
-  EPC Rating - F
-  Council Tax Band - B



## Description

The property is offered for sale in good decorative order and offers spacious accommodation, ideal for a first time buyer, growing family or those looking for an investment property. Accessed via a secure entry system and communal stairway, at the top (2nd) floor, the front door opens to a generous L-shaped hallway with superb built-in storage space. The large twin-windowed reception room is to the side of the property and offers ample space for large scale living and dining furniture, a door leads to the kitchen/breakfast room, creating a sociable connection between the two spaces, with the kitchen also having a separate door to the hallway. The kitchen is fitted with a good range of modern wall and base units with integrated oven, hob and cooker hood. The large principal bedroom enjoys a bright triple windowed corner aspect and there are two further generous double bedrooms, one with views towards Arthur's Seat. A spacious family bathroom with white suite and over bath shower completes the accommodation. Benefits include electric heating and full double glazing.



## Extras

The integrated kitchen appliances, fridge freezer and washing machine are to be included in the sale along with light fittings, carpets and window blinds.

## Gardens and Parking

The property benefits from access to a shared garden and drying green which is predominantly laid to lawn. Ample unrestricted on street parking is available.

## Viewing

Please contact Neilsons on 0131 625 2222





## Location

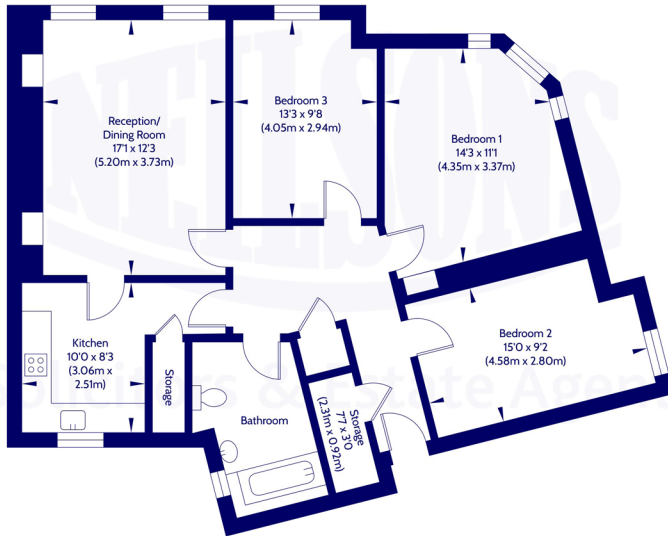
West Pilton Drive located is in the established district of Pilton, which is situated to the northwest of Edinburgh City Centre. Pilton is well served by a frequent bus service which travels to many parts of the City and the City Bypass is also easily accessible, with links to central Scotland's main motorway network. There are convenient shops in the immediate vicinity to cater for day to day needs with a choice of supermarkets also nearby including Morrisons on Ferry Road, Sainsbury's and Lidl at Craigleith and a large Asda in Newhaven. For the outdoor enthusiast there are a variety of 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.





Approx. Gross Internal Floor Area 97.24 Sq M / 1047 Sq Ft.

### Second Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
© 2024 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Solicitors & Estate Agents

## Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

💻 [www.neilsons.co.uk](http://www.neilsons.co.uk)

**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

**City Centre**  
2a Picardy Place  
Edinburgh

**South Queensferry**  
37 High Street  
South Queensferry

**Bonnyrigg**  
72 High Street  
Bonnyrigg

