

CLANCYS

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9/4 West Pilton Drive,

Edinburgh, EH4 4HR

 1	 3	 1	 C	 FREEHOLD
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Description

An excellent opportunity has arisen to acquire this lovely 3-bedroom first floor flat, which forms part of an established residential development in Pilton, lying to the northwest of Edinburgh city centre. Situated close to superb transport links and amenities, the property is well-suited to an array of purchasers including first-time buyers, families and buy-to-let investors. The accommodation briefly comprises an entrance hall, a bright twin windowed living room, fitted kitchen, three good sized light and airy double bedrooms and a large family sized bathroom with white three-piece suite. The property further benefits from gas central heating, double glazing, good storage facilities, access to a communal garden and on street parking is available to the front. This property will appeal to a variety of buyers and viewing is highly recommended.

Location

The property is in the established district of West Pilton, which is situated approximately three miles 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 arterial roads. There are convenient shops in the immediate vicinity to cater for day to day needs and more extensive amenities can be found in nearby Leith or Stockbridge, which offers a fantastic selection of shops, popular bars and restaurants. In addition, there is a Morrisons on Ferry Road and a large Asda in Newhaven. For the outdoor enthusiast there are variety 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.

Extras

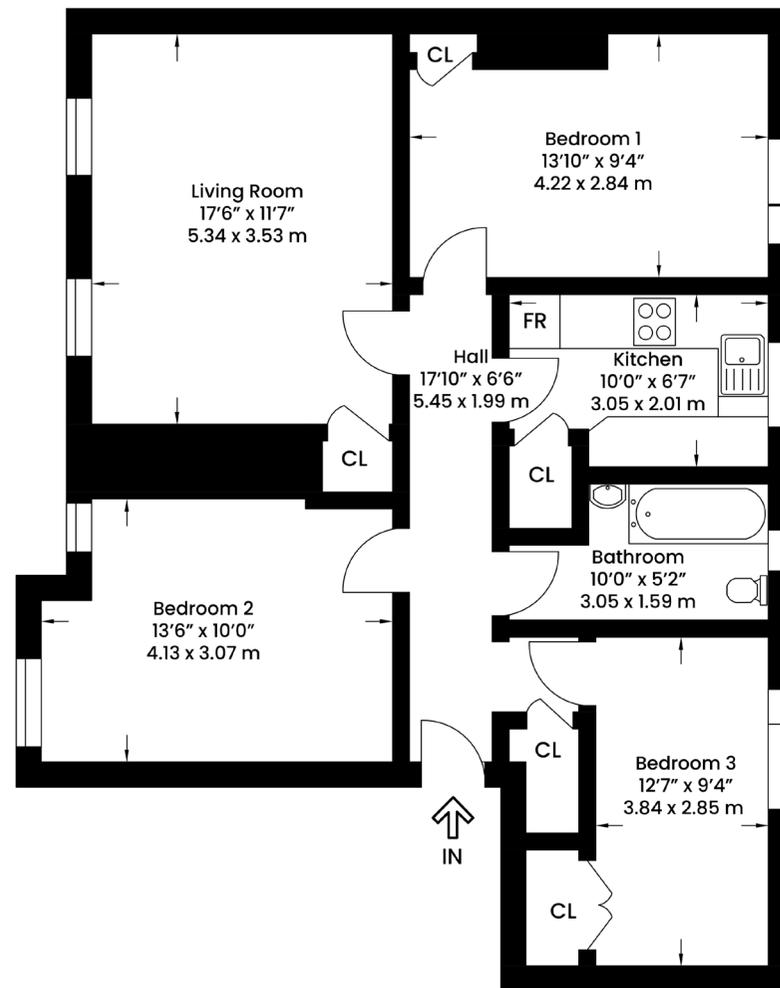
All fitted floor coverings and integrated kitchen appliances.

Features

- Entrance hall
- Living room
- Kitchen
- 3 Bedrooms
- 1 Bathroom
- Gas central heating
- Double glazing
- Good storage facilities
- Communal garden
- On-street parking
- EPC rating - C
- Council Tax Band – B
- Tenure - Freehold







vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
vistaBee 2026

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DISCLAIMER These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.