



West Pilton Avenue

Edinburgh

EH4 4DR

Fantastic opportunity to purchase a 2 bedroom flat on top floor in a popular area. This property situated in North-West of Edinburgh, close to all amenities. Highly desirable area.

- Freehold
- Includes white goods
- Gas Central heating
- High Demand Area
- Fantastic investment opportunity
- Council Tax Band B
- EPC C

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CHRISSLING
PROPERTIES

This two-bedroom top floor flat offers an exciting opportunity to create a new home. The property benefits from generously proportioned rooms and excellent potential for improvement.

The property comprises of a spacious lounge, modern fitted kitchen installed in 2019, two double bedrooms with ample built-in storage, and a bathroom with electric shower over bath.

To the rear, there is a shared garden and ample on-street parking is available.

This is an ideal purchase for first-time buyers seeking a project, or investors looking to add value.

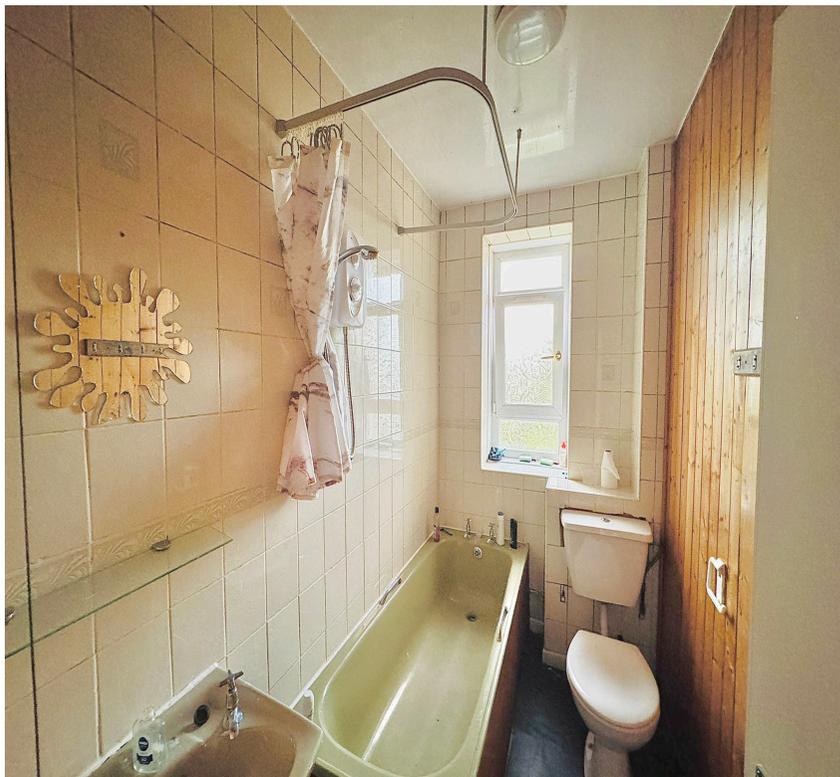


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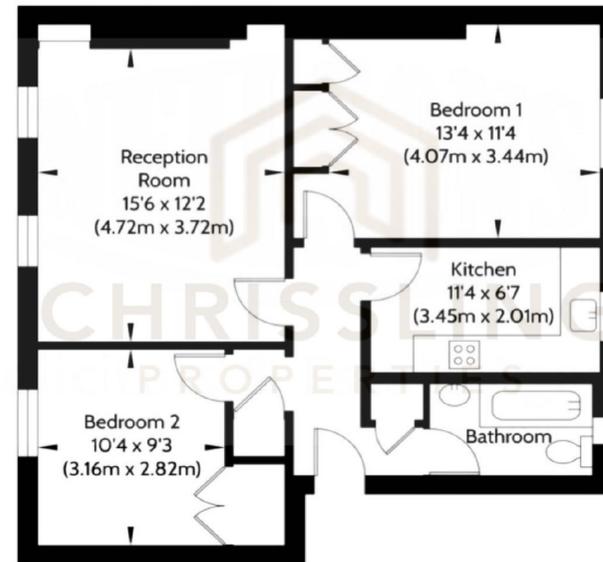
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Second Floor
Approx. Gross Area
63 sq m / 678 sq ft



Disclaimer : This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective parties should rely on their own enquiries.

West Pilton Avenue, just off Ferry Road / Pennywell Road to the North-West of Edinburgh City Centre is an established popular residential location offering excellent education, shopping and transport links along with some of Edinburgh's finest open spaces. The area is well-served by supermarkets with a Morrisons and Lidl's in close proximity. Nearby is Ocean Terminal which includes a multi-screen cinema and wide range of restaurants. Ferry Road / Pennywell Road is a key route across the north of the city, which leads to cycle paths, Royal Botanic Gardens, Water of Leith, Inverleith Park and Westwoods Health Club and Crammond Beach.

DISCLAIMER

These particulars are intended to give a fair description of the property but the 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 floor plan 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.

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