



West Pilton View

Edinburgh

EH4 4DY

This property is a fantastic investment opportunity with Rent from Day 1 of handover paid to new owner.

This property will only be sold to investors only.

Key Features:

Tenanted property

Buy to Let Investment

Fully Compliant

Includes all Safety Certificates

Comes with Letting Management

Current Yield 7.8%

Current Rental £850 pcm

Includes all Inventory Items

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Light and Well Presented 3
Bedroom Second Floor Flat.

Comprises an entrance hallway,
living room, kitchen, three double
bedrooms and a bathroom.

This property was renovated in
2020 with light neutral decor,
newly fitted kitchen and new
carpeted flooring. In addition there
is a modern fitted bathroom,
excellent storage space, newly
installed Haverland electric
heaters, double glazing and a
secured entry system.

Externally there are shared
gardens grounds to the rear and
ample unrestricted street parking.

The entrance hall features the
entry phone handset, carpeted
flooring and provides access
throughout the property. Set
towards the front is the living room
which has space for both lounge
and dining furnishings and an
open shelved press.



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Rear-facing, the modern fitted kitchen with stone effect worktops, a sink with drainer and tiled surroundings. Included is the washing machine and an integrated electric oven and ceramic hob.

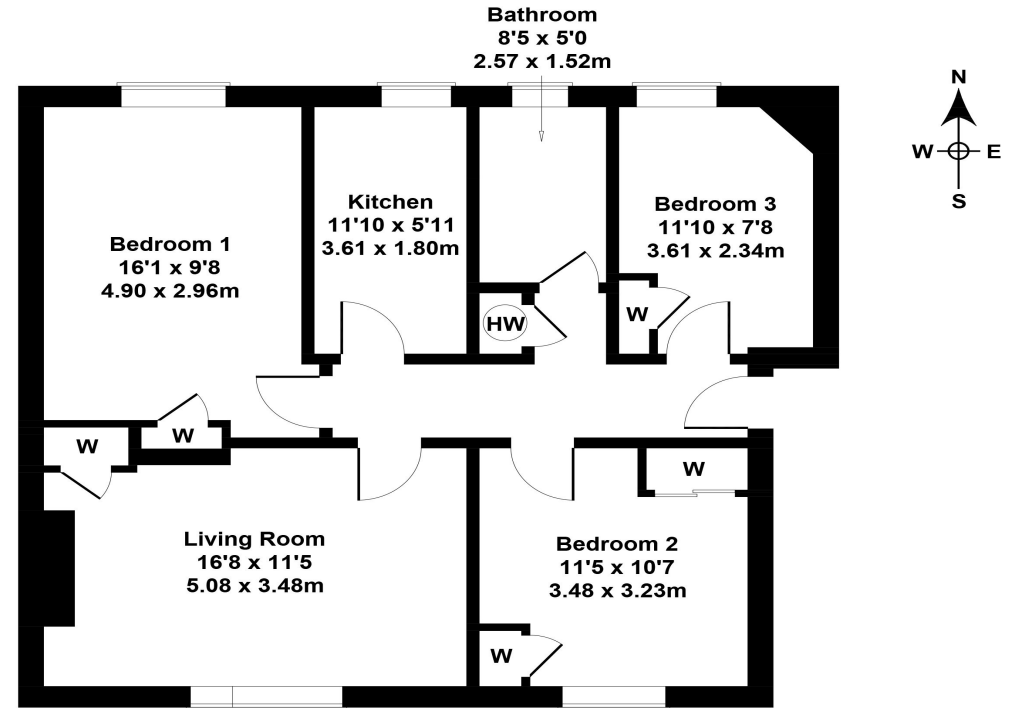
Bedroom one is rear facing with carpeted flooring and a built-in store cupboard, bedroom two is set to the front and includes a built-in store and built-in wardrobe. Third bedroom is rear-facing with also built-in storage. A bright bathroom has a fitted suite including an electric shower unit over the bath.

This property is to be sold with tenants in situ with a current managing agent and all integrated appliances.

Council Tax Band B
Energy Rating E
Approx Size 75 m²

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West Pilton lying 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 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.

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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