



West Pilton Rise

Edinburgh

EH4 4UQ

Spacious and well-presented corner-set 3 bedroom property on first floor located on the North-West of Edinburgh. Great property for first time buyers and investors as this property currently still holds an HMO license.

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Upgraded and decorated with matching colours throughout, this spacious bright property comprises of 3 double bedrooms with ample built-in storage, large living room, tiled bathroom with 3 piece suite and a kitchen with fitted appliances.

Additional benefits includes uPVC double glazing, carpeted rooms throughout, modern electric heating installed, fitted blinds, interlinked smoke alarms and heat alarm.

This property sits on first floor with plenty of natural light flooding in. Spacious enough for families, suitable for first time buyers and as a Buy to Let for investors, this property is in move-in condition.



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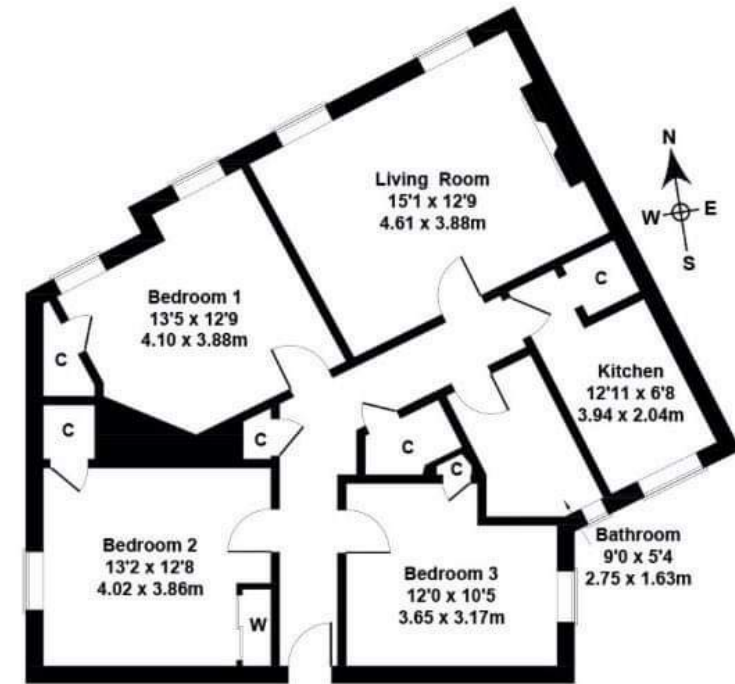
Externally there is a shared garden at the rear, ample unrestricted parking surrounding the property as well as off-street parking at the rear of the property.

Property currently still holds an HMO license and would make an excellent investment opportunity due to its location, size, school catchment area and the high residential demand.

Council Tax Band B
Energy Rating D
Approx Size 80m²

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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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