



## West Pilton View

Edinburgh

EH4 4EA

Spacious 3 bedroom property on ground floor with substantial large private front garden located on the North-West of Edinburgh. This property sits just off Ferry Road, North-West of Edinburgh, close to all amenities. Highly desirable area.

- 3 bedrooms
- Ground floor
- Large private corner garden
- Great Investment Potential
- Freehold

T: 0131 639 6399

E: [office@chrisslingproperties.com](mailto:office@chrisslingproperties.com)

W: [chrisslingproperties.com](http://chrisslingproperties.com)





Recently upgraded with double glazing windows, this spacious bright property comprises of 2 double bedrooms and a large master room, ample built-in storage, large living room, a shower room and a kitchen with fitted appliances. New vinyl on kitchen and shower room floor.

Additional benefits includes new uPVC double glazing, laminated flooring throughout, electric heating and boiler installed, fitted blinds, interlinked smoke alarms and heat alarm.

This property sits on ground floor with plenty of natural light flooding in. Spacious enough for families, suitable for investors, high demand location. This property could do with being renovated to achieve a higher yield for rentals. Huge potential and demand in the area.



T: 0131 639 6399

E: [office@chrisslingproperties.com](mailto:office@chrisslingproperties.com)

W: [chrisslingproperties.com](http://chrisslingproperties.com)





Externally there is a large substantial private corner garden plot at the front with fencing all around, and also a shared garden at the rear with residents, ample unrestricted parking surrounding the property as well as off-street parking at the rear of the property.

Council Tax Band B  
Energy Rating E Approx  
Size 83m<sup>2</sup>

T: 0131 639 6399  
E: [office@chrisslingproperties.com](mailto:office@chrisslingproperties.com)  
W: [chrisslingproperties.com](http://chrisslingproperties.com)







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.

T: 0131 639 6399

E: [office@chrisslingproperties.com](mailto:office@chrisslingproperties.com)

W: [chrisslingproperties.com](http://chrisslingproperties.com)

