



Flat 9, 5B West Pilton Terrace
Pilton, EH4 4GY

deans 
Solicitors & Estate Agents LLP



THIRD FLOOR FLAT

- 50% Shared Ownership
- Sitting Room
- Dining Kitchen
- Two Bedrooms
- En-Suite Shower Room
- Bathroom
- Gas Central Heating & Double Glazing
- Communal Garden Grounds
- Residents Off-Street Parking
- EPC Rating - C



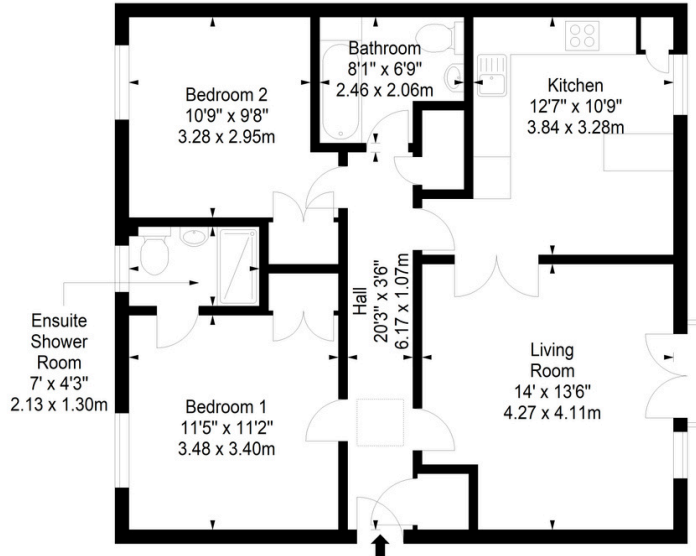
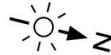
An excellent opportunity has arisen to acquire a 50% shared ownership of this lovely, light and airy third-floor flat, forming part of an established modern development within the popular area of Pilton. The property is conveniently located close to a variety of day-to-day amenities, with further specialised shopping available at Craigmile Retail Park. The Western General Hospital and Edinburgh College (Granton Campus) are both within easy reach. A good public transport service provides convenient access to the City Centre and many surrounding areas. The accommodation would make an ideal first-time purchase and comprises: secure entry phone system into a communal entrance, welcoming hallway with good storage, spacious sitting room with French doors opening to an ornamental balcony, modern dining kitchen, delightful principal bedroom with en-suite shower room, further double bedroom and bathroom with white suite and shower over the bath. Externally, there are well-maintained communal garden grounds to the rear, benefiting from a children's play park, along with off-street residents' parking. Further benefits include gas central heating and double glazing. The remaining 50% share of the property is owned by Places for People Scotland. Any new purchaser must meet the eligibility criteria for Shared Ownership and will be required to undergo a financial assessment and receive approval from Places for People. At the time of writing, a monthly occupancy payment of approximately £193.50 is payable to Places for People. In addition, a factoring fee of approximately £100 per month is payable to RMG Factors. Included in the sale are all fitted floor coverings, oven, hob, washing machine and dishwasher. All appliances included in the sale are sold as seen, with no warranty provided.



**West Pilton Terrace,
Edinburgh,
Midlothian, EH4 4GY**



Approx. Gross Internal Area
804 Sq Ft - 74.69 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Third Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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