



30/3 West Pilton Gardens,
Edinburgh, EH4 4EG



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Located within the popular West Pilton area of Edinburgh is this well-proportioned three bedroom first floor flat which offers bright accommodation. The flat benefits from gas central heating, double glazing and a shared rear garden.

The accommodation includes a hallway with two storage cupboards. The good sized lounge has twin windows to the front, space for dining and storage cupboard. The kitchen has window to the rear and is fitted with a range of base and wall units with the cooker, washing machine and fridge/freezer to remain. There are three bedrooms, with one having a storage cupboard. Completing the accommodation is the bathroom with window to the rear fitted with a three piece white suite.

Externally there is a shared garden to the rear.

Early viewing of this lovely home is essential to fully appreciate the good sized accommodation.

Area Description

Externally, to the front is an exclusive garden. There is The property is within easy reach of the city centre. There are good amenities close at hand including local shops and schools, the Craigmile Retail Park and the Ainslie Park Recreational Centre. Ocean Terminal is also a short drive away. There are excellent public transport links providing easy and quick access to all areas of Edinburgh, particularly the city centre.





Accommodation

Lounge:	4.88m x 3.84m	(16' x 12'7")
Kitchen:	2.1m x 3.89m	(6'11" x 12'9")
Bedroom 1:	3.33m x 3.84m	(10'11" x 12'7")
Bedroom 2:	3.15m x 3.89m	(10'4" x 12'9")
Bedroom 3:	2.92m x 3.05m	(9'7" x 10')
Bathroom:	1.63m x 2.7m	(5'4" x 8'10")

Note

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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

For more information or to register your interest, please contact:

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Agent's Note

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