



11/8 West Pilton Rise
PILTON | EDINBURGH | EH4 4UQ


warners
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Beautifully presented two bedroom top floor flat boasting stylish modern fittings and a pleasant leafy outlook front and rear.

This ready to move in home with many great features will be an ideal purchase for a single person, couple, or as an investment opportunity. The property boasts generous accommodation and comprises of an entrance hallway with utility cupboard plumbed for washing machine, security entry phone, bright, dual windowed living/dining/kitchen fitted with modern units and integrated gas hob, electric oven, and hood, two double bedrooms, one with fitted storage, and contemporary bathroom with mains shower over bath. Additional benefits include good cupboard storage space, double glazing, gas central heating and externally, a well kept enclosed communal rear garden laid to lawn with shrubs, seating area and drying green, and unrestricted on street parking.

- Ideal investment opportunity
- Well presented top floor flat
- Bright, dual paned living/dining/kitchen
- Attractively fitted kitchen with integrated oven, hob and hood
- Utility cupboard plumbed for washing machine
- Two bedrooms, one with built-in storage
- Contemporary bathroom with shower over bath
- Gas central heating and double glazing
- Security entry
- Unrestricted on street parking
- Well kept communal rear garden
- Good transport links

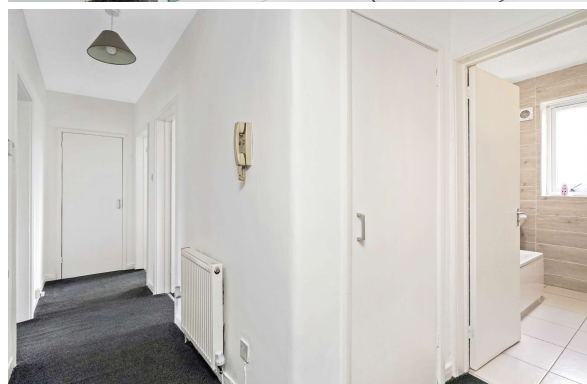
Extras included in the sale are all blinds, fridge freezer, and washing machine. Please note no warranty will be provided for the white goods.

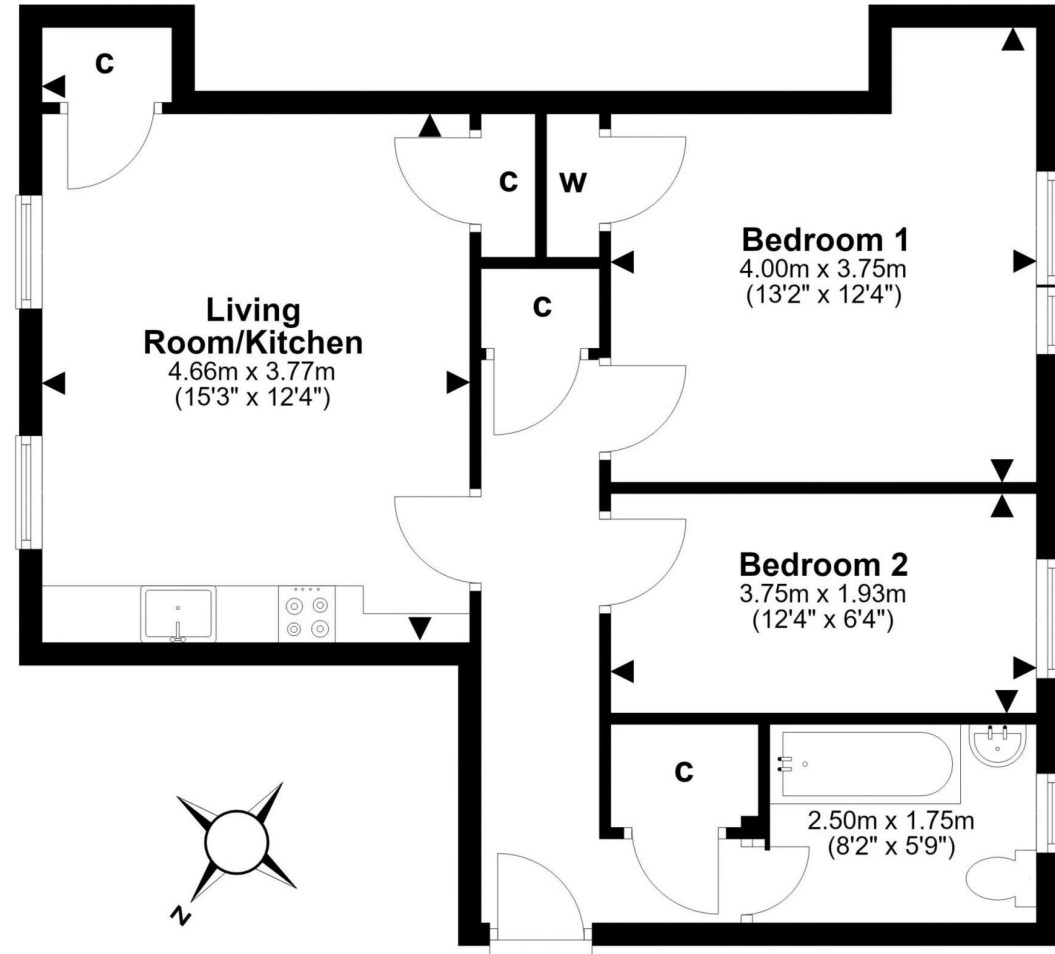
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Energy rating C. Council Tax Band A.

Pilton is a predominantly residential area of Edinburgh, which lies to the north of the city centre. It extends from the north of Ferry Road, between Granton and Fettes. There is a small selection of shops at Boswall Parkway, mainly small specialist shops serving the local community, with Morrisons Superstores available at Pilton Drive and Waterfront Broadway. Further amenities can be found at Davidsons Mains, Silverknowes, Comely Bank and Stockbridge, all locations being easily accessible. Pilton is close to some of Edinburgh's best loved green areas, including the Royal Botanic Gardens, Inverleith Park and the Water of Leith Walkway. For the sporting enthusiast the Ainslie Park Leisure Centre is close by, offering a swimming pool and five a side football, amongst other activities. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas. The compactness of the city ensures that the city bypass and main motorway networks are also within easy reach.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.