

SIMPSON & MARWICK



4/1 Ferry Road Place, Pilton, Edinburgh, EH4 4AX



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EPC: C (72)

Council Tax - B

Charming 3-bedroom flat in Pilton
ideal for modernisation.



- Ground floor flat
- Spacious lounge
- Functional kitchen
- Three bedrooms
- One bathroom
- Gas central heating
- Double glazing windows
- Private gardens
- On-street parking
- Requires modernisation

This three-bedroom flat offers a fantastic opportunity for modernisation in a popular Pilton location.

On the ground floor, you will find a spacious lounge perfect for relaxation and entertaining. The kitchen, while functional, offers ample potential for upgrades to meet modern tastes. Three well-scaled bedrooms provide accommodation flexibility, whether for a growing family or home office options. A well-sized bathroom completes the layout, accessible from the hallway.

The property benefits from double glazing and gas central heating, providing comfort year-round. Its private gardens offer outdoor space potential, while on-street parking ensures practicality. With some modernisation, this flat can become a truly delightful home.

Location

Located in Pilton, this property is conveniently situated for access to local amenities and public transport links. Edinburgh City Centre is easily accessible, providing a range of shopping, dining, and cultural experiences. Recreational facilities and green spaces are also nearby, offering a balanced urban lifestyle.

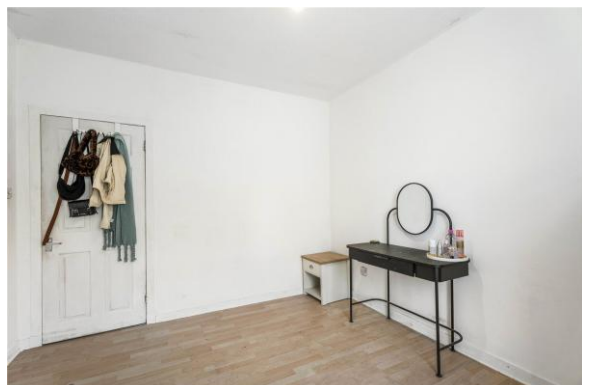
Fixtures and Fittings

All blinds, curtains, and light fittings are included in the sale of this property.

Please note that other items may be available through separate negotiation.

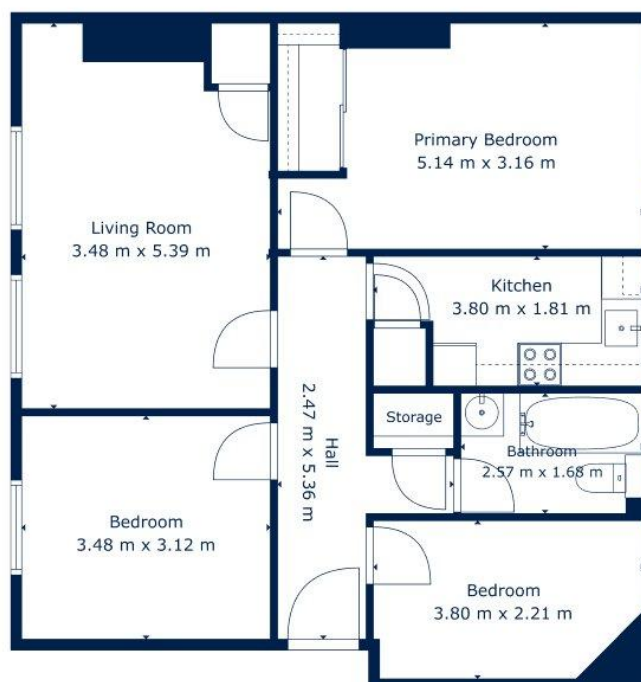
Viewing Details

By appointment contact Simpson & Marwick



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For identification purposes only.
Not to scale.

4/1 Ferry Road Place

Pilton, Edinburgh, EH4 4AX

Approx. Gross Internal Area:
828.821 Sq Ft (77 Sq M)

Simpson and Marwick

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		