



37/2 West Pilton Drive
WEST PILTON | EDINBURGH | EH4 4EY


warner's
solicitors & estate agents



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Well-presented three-bedroom ground floor flat located in the highly regarded Pilton area to the North of the city centre, ideally located to make the most out of the nearby vibrant Leith and the city centre alike. This property would make an ideal first time buy or investment alike. The property comprises hallway with storage cupboard, spacious living room with further storage, kitchen that currently comprises electric hob, oven and fan, fridge/freezer and washer/dryer. There are three well-proportioned bedrooms and completing the accommodation is the bathroom with shower over the bath. The property also benefits from a shared garden, on street parking and secure entry. Early viewing is highly advised to avoid missing this very attractive property located in a very sought-after area.

- Welcoming reception hall with storage
- Three well-proportioned bedrooms
- Spacious fitted kitchen
- Spacious living room with storage
- Bathroom with shower over the bath
- Secure door entry system and shared garden
- On street parking

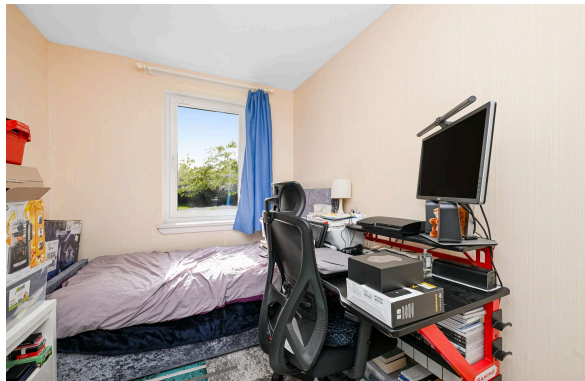
Energy rating TBC, Council tax band B. There is no factor associated with this property.

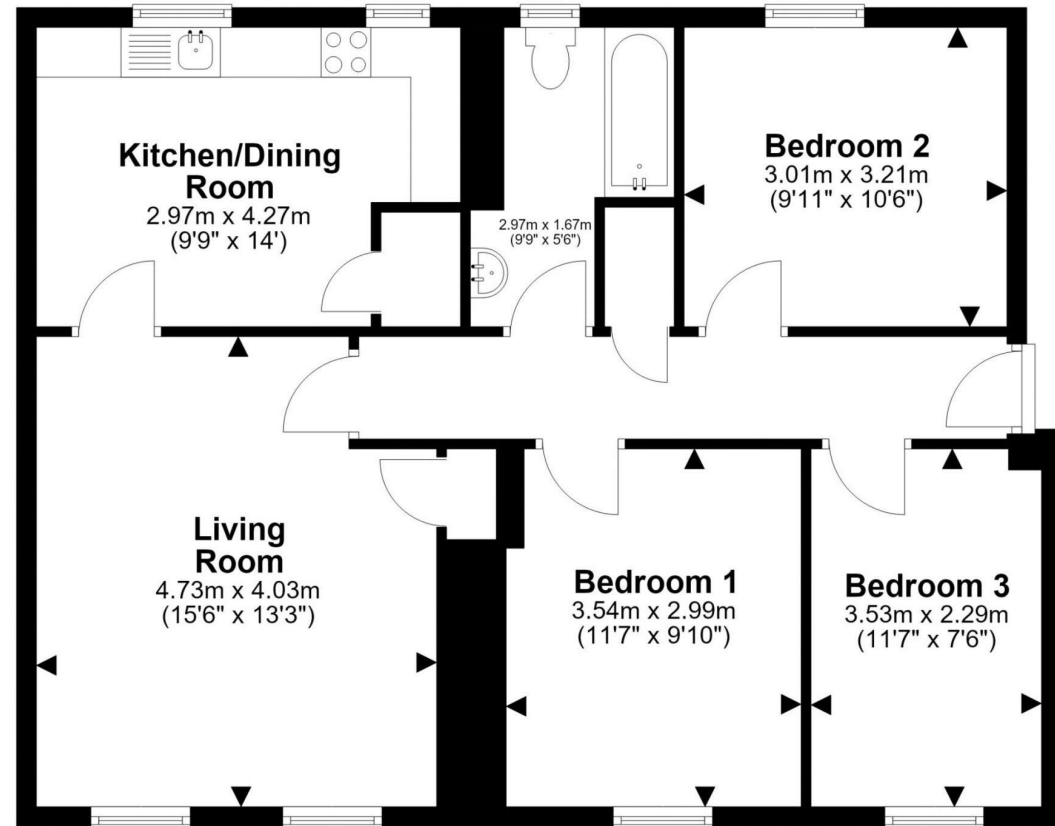
Extras included in this sale will be all curtains, blinds, cooker, washing machine and fridge.

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



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.