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20/6 Pennywell Road

West Pilton | Edinburgh | EH4 4HD

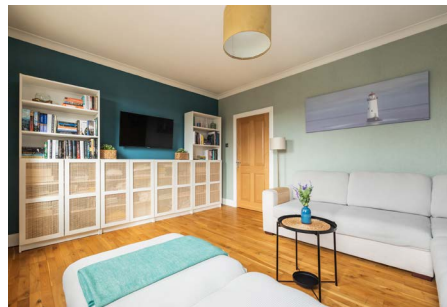
A rare opportunity has arisen to acquire this generously proportioned three-bedroom top-floor flat, ideally situated on the edge of West Pilton. Presented to the market in true move-in condition, the property offers an appealing combination of spacious accommodation and convenience. Ideally located close to excellent transport links and a wide range of local amenities, this attractive home is sure to appeal to a variety of purchasers, including first-time buyers, growing families and buy-to-let investors alike.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On-street Parking
-  Communal Garden
-  EPC Rating – C
-  Council Tax Band - B



Description

The accommodation briefly comprises a secure entry system, welcoming entrance hallway with useful storage, and a bright and spacious twin-windowed reception room. The stylish, modern fitted kitchen comes complete with appliances, while there are three well-proportioned double bedrooms, including a generous principal bedroom and a further bedroom benefiting from fitted wardrobes. Completing the accommodation is a contemporary three-piece bathroom fitted with a shower over the bath. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the gas cooker, integrated fridge/freezer, integrated dishwasher and washing machine. The three wardrobes will also be included in the sale. Other items of furniture can be made available by separate negotiations.

Gardens & Parking

Externally, the property benefits from access to a communal drying green to the rear, while on-street parking is available to the front and surrounding area.

Viewing

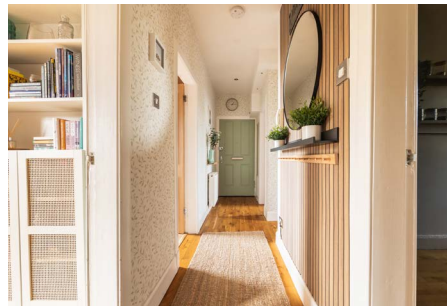
By appointment through Neilsons (0131 625 2222).





Location

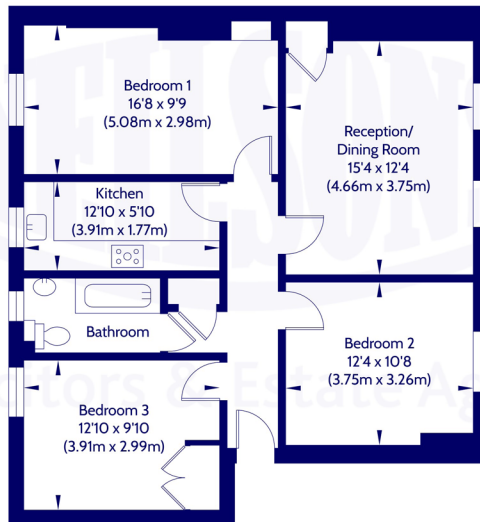
Pennywell Road is the midpoint between the established districts of Muirhouse, West Pilton and Granton, which is situated to the northwest of Edinburgh City Centre. The area is well served by a frequent bus service which travels to many parts of the City and the City Bypass is also easily accessible, with links to central Scotland's main motorway network. There are convenient shops in the immediate vicinity to cater for day to day needs and more extensive amenities can be found in nearby Leith or Stockbridge, which offer a fantastic selection of shops, popular bars and restaurants. In addition, there is a Morrisons on Ferry Road and a large Asda in Newhaven. For the outdoor enthusiast there are a variety of wonderful natural spaces in the surrounding area, including promenade walks along the banks of the Forth, the beautiful water of Leith walkway and The Royal Botanic Gardens.





Approx. Gross Internal Floor Area 79 Sq M / 850 Sq Ft.

2nd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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