



THE

BLACKSMITH'S

WEST PILTON PLACE

FORGE


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THE LOCATION

WEST PILTON PLACE

EDINBURGH

SITUATED IN THE POPULAR RESIDENTIAL AREA OF EDINBURGH'S NORTH SIDE, THE BLACKSMITH'S FORGE IS IDEALLY PLACED FOR EASY ACCESS TO THE CITY CENTRE AND LEITH, WHILST STILL BEING CLOSE TO ALL LOCAL AMENITIES, INCLUDING A MORRISONS SUPERMARKET, AND BARS AND RESTAURANTS IN NEARBY COMELY BANK AND STOCKBRIDGE. THE VILLAGE GYM AND SPA HOTEL IS SITUATED AT NEARBY CREWE TOLL, PROVIDING A RANGE OF ACTIVITIES.

The Blacksmith's Forge is well served by excellent local bus services and also benefits from an easy journey to the City Bypass, the Central Scotland Motorway Network, and Edinburgh Airport. The Western General Hospital is within easy walking distance.

Local schooling is readily available, and Edinburgh College's Granton Campus is just a stone's throw away. All the other university campuses are within easy reach with public transport.



NEAR SCHOOLS



TRAIN LINKS



LOCAL AMENITIES



CLOSE TO AIRPORT



NEAR BARS



BUS LINKS



PLACES TO EAT



TRAM LINKS



CITY PROPERTY



M8 ROAD LINKS



LEISURE FACILITIES



NEAR HOSPITAL

THE BLACKSMITH'S

WEST PILTON PLACE
FORGE

THE DEVELOPMENT
COMPRISES OF 8 NEW
BUILD, TWO-BEDROOM
APARTMENTS ON
THE SITE OF THE
FORMER ALEXANDER
BLACKSMITHS ON
WEST PILTON PLACE.



All apartments come with an allocated off-street private parking space, conveniently located at the front of the building.

There is also an enclosed rear garden shared by all 8 properties with distant views over the River Forth to Fife.

All apartments are fully dual aspect and encompass a spacious and bright open plan living, kitchen and dining area, two double bedrooms, and a large family bathroom, finished with good quality, modern tiling.





CONSTRUCTION

- New build development, offering high thermal efficiency
- Rockpanel roofing, a sustainable and fire safe form of external cladding
- Proprietary glazed canopy above dark grey composite secure entrance door with glazed panels
- High levels of insulation and wall cavities to limit heat loss in the winter and reduce heat gain in the summer
- Facing brick base course
- Render finish, giving a contemporary and fresh external appearance
- Feature Timber lining, offering a visually appealing finish
- White uPVC windows, double glazed
- Solar panels on roof

KITCHENS

- Integrated, modern stainless-steel appliances and feature black glass extractor fan
- Laminate worktops and upstands, black splashback behind gas hob
- Chrome switches and sockets
- High gloss dove grey units
- Soft close doors and drawers
- One and a half bowl sink with mixer tap

BATHROOMS

- High quality bathroom fittings
- Dual flush mechanisms to toilets to reduce water use
- Soft close toilet seats
- Wash hand basin with stainless steel mixer tap
- Full Bath/shower with glass screen
- High quality contemporary tiling to full height at bath

- Heated chrome towel rail
- Shaver point

HEATING

- Energy efficient and thermostatically controlled gas central heating boiler
- White radiators (chrome towel rail in bathroom)

ELECTRICAL

- Secure entry phone system
- PIR Motion sensor lighting in communal areas
- Low energy lighting throughout
- Recessed lights in kitchen area and bathroom
- Pendant light fittings in lounge, bedrooms and hall
- Stainless steel or white light switches and power sockets throughout
- Provision for both Virgin and BT

DECORATION

- White vinyl matt emulsion throughout
- Contemporary Grey vinyl matt emulsion on kitchen wall to complement dove grey units

COMMUNAL AREAS AND FACTORING

The development comprises two common stairways, each providing access to four apartments. A factor has been appointed by the developer to administer the common parts and services and manage any rebates from solar panel system. A common services charge will be payable to the factor to cover services including cleaning of common area, common lighting, block buildings insurance, garden maintenance, etc.



“ ... 8 NEW BUILD, TWO-BEDROOM
APARTMENTS ON THE SITE
OF THE FORMER ALEXANDER
BLACKSMITHS ON WEST
PILTON PLACE ... ”

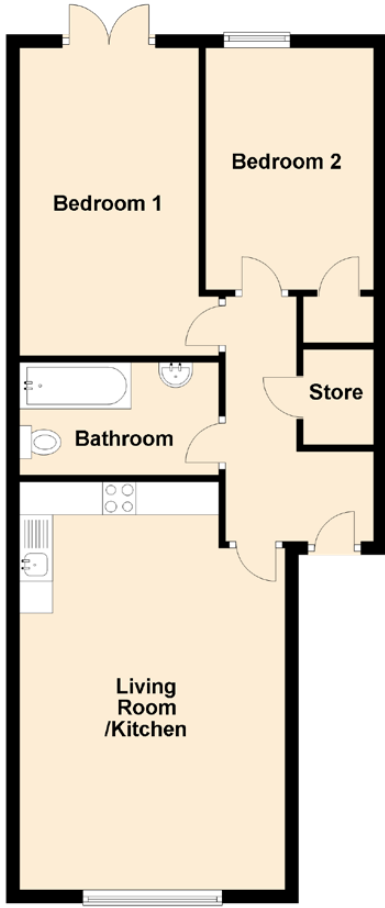
Both bedrooms in each of the apartments are very well proportioned; on the ground floor the master bedroom leads through double patio doors to the communal garden whilst all second bedrooms offer a built-in cupboard.

The hallway boasts useful built-in storage that is so often lacking in new build properties. This includes plumbing for a washing machine, which minimises noise and disturbance in the open plan living area.





FLOOR PLAN & DIMENSIONS



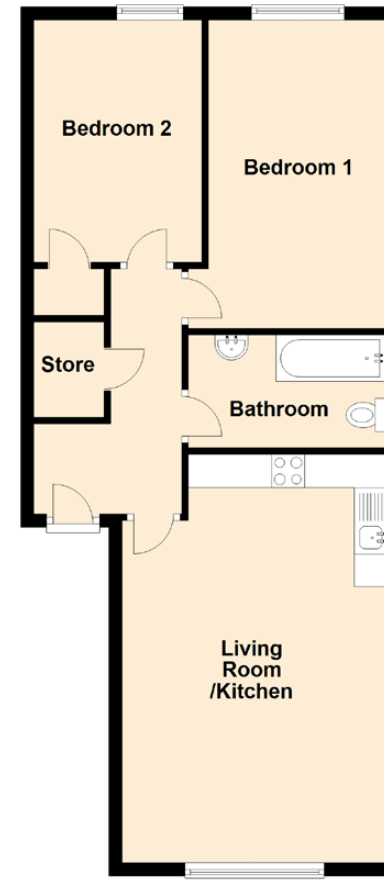
**21A FLAT 1
21B FLAT 2**



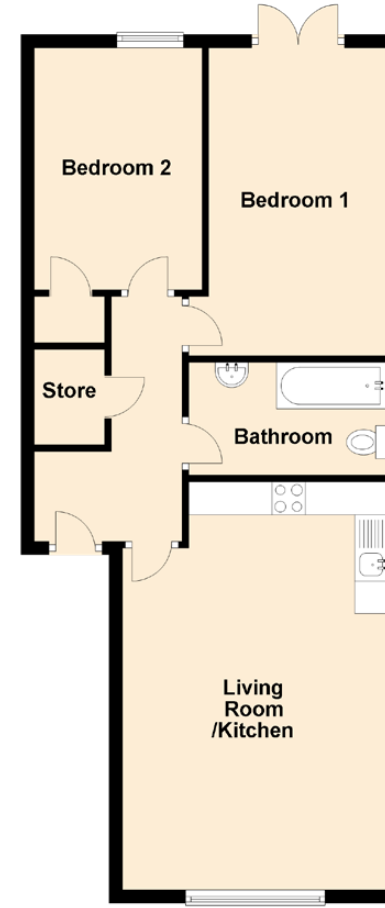
21A FLAT 2



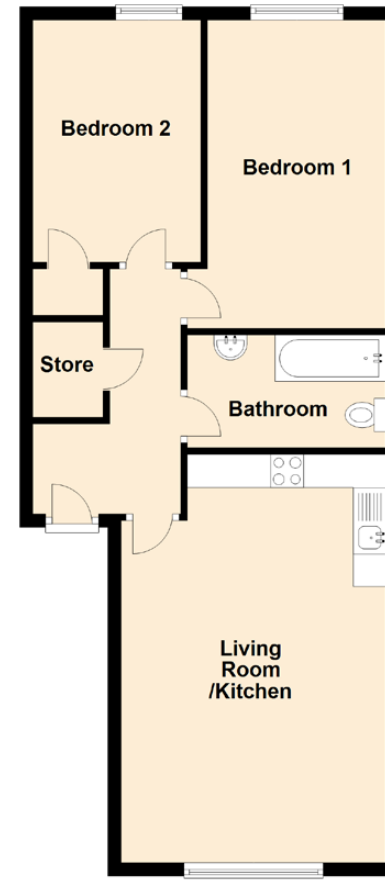
**21A FLAT 3
21B FLAT 4**



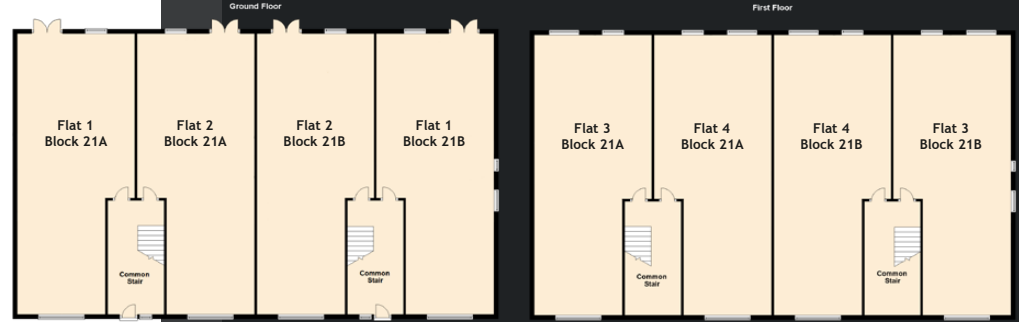
21A FLAT 4



21B FLAT 1



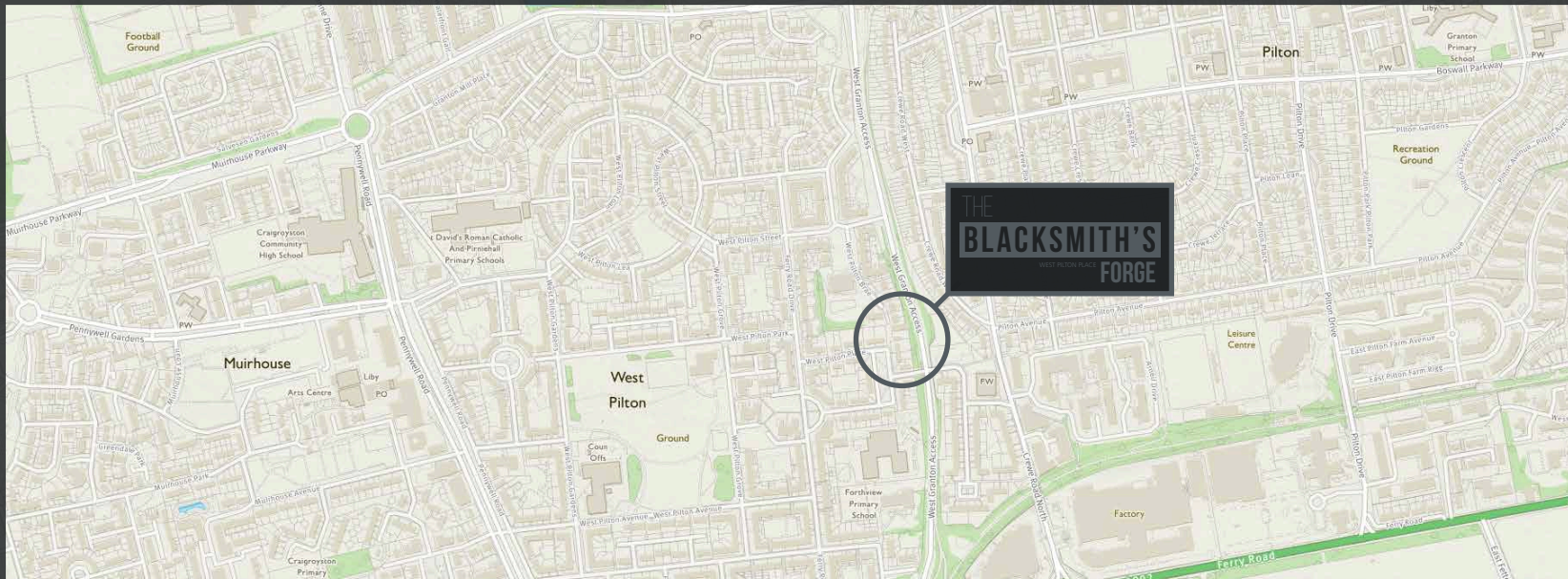
21B FLAT 3



Approximate Dimensions (Taken from the widest point)

Living Room/Kitchen	6.00m (19'8") x 4.00m (13'1")
Bedroom 1	4.65m (15'3") x 2.70m (8'10")
Bedroom 2	3.65m (12') x 2.53m (8'4")

Gross internal floor area (m²): 241.2m² (2596ft²)



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