



**lindsays**

3/1 West Pilton Lea  
Edinburgh, EH4 4ES

*"A deceptively spacious three bedroom ground floor flat, ideal for a first time buyer or an investor"*

- Spacious ground floor flat
- Spacious sitting room
- Well-equipped dining kitchen
- Three double bedrooms
- Bathroom
- Hallway with storage
- Gas central heating
- Double glazing
- Residents parking

EPC Rating D

**OFFERS OVER £120,000**



## Description

A deceptively spacious three bedroom ground floor flat, ideal for a first time buyer or an investor. The property is fully double glazed and benefits from gas central heating, shared gardens and residents parking to the rear of the block. Internally, the accommodation comprises; hallway with store cupboard, sitting room, spacious and well-equipped dining kitchen, three double bedrooms and the bathroom. The stylish fitted kitchen is equipped with a range of base and wall-mounted units, range cooker, American style fridge-freezer, dishwasher and washing machine.

## Area

Pilton is an established residential area northwest of the city centre, and due to its proximity to the city centre and easy access to the A90 and the city bypass, the location is an ideal choice for first time buyers and investors. There are excellent local amenities, including banks, a post office, library and health centre and two Morrison's supermarkets, along with more extensive shopping, found at nearby Craighleith Retail Park. Schooling is available from primary to secondary level and Edinburgh College can be easily reached on nearby West Granton Road. There are a number of local parks in the area and the promenade at nearby Silverknowes offers fabulous walks along the Firth of Forth to Cramond Village. Also in the area is Ainslie Park Leisure Centre with a swimming pool and a Pure Gym at West Granton. Two good golf courses are close by along with access to the vast cycle path network. It has good transport links and an excellent local bus service operates to the City Centre and to the business parks at South Gyle.

## Viewing

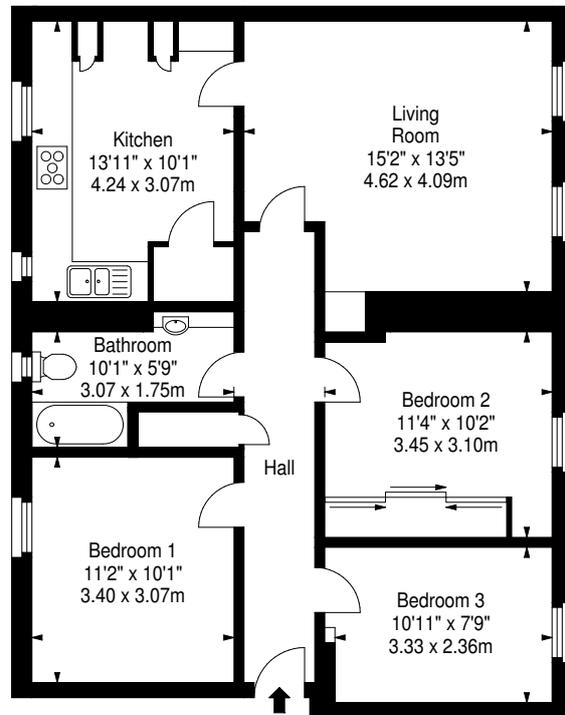
Viewing by appointment contact Lindsays – [propertyadmin@lindsays.co.uk](mailto:propertyadmin@lindsays.co.uk)



## West Pilton Lea, EH4 4ES



Approx. Gross Internal Area  
861 Sq Ft - 79.99 Sq M  
For identification only. Not to scale.  
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