3/2 West Pilton Lea,
Edinburgh, EH4 4ES



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Offering spacious accommodation for the growing family is this ground floor flat, located within the popular West Pilton area of Edinburgh. With double glazed windows and electric heating which is WIFI operated and was installed in 2022, the flat presents an excellent opportunity for first-time buyers or buy-to-let investors.
The accommodation includes a hallway with storage cupboard and a good sized lounge with twin windows overlooking the front and a storage cupboard. The kitchen has a window to the rear and is fitted with base units with the oven, hob, hood, fridge/freezer, washing machine and tumble drier to remain. There are three good-sized bedrooms, two with storage and completing the accommodation is the shower room with window to the rear.
Externally, there is communal grounds to the front and rear of the property.
Early viewing is essential to fully appreciate the good sized accommodation on offer.

AreaDescription

The property is within easy reach of the city centre. There are good amenities close at hand including local shops and schools, the Craigleith Retail Park and the Ainslie Park Recreational Centre. Ocean Terminal is also a short drive away. There are excellent public transport links providing easy and quick access to all areas of Edinburgh, particularly the city centre.









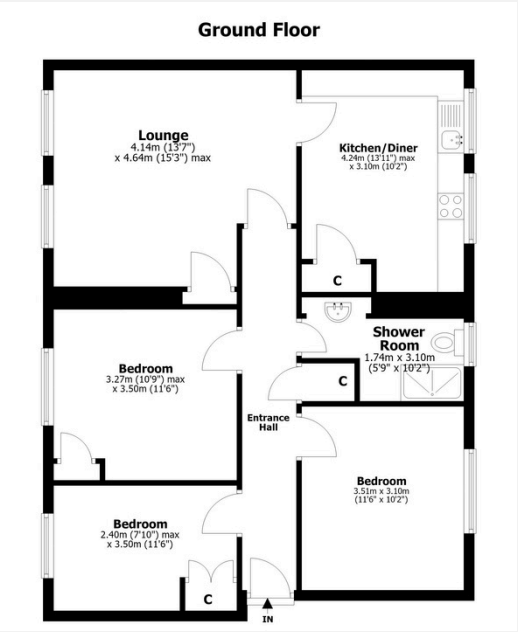












Accommodation

Lounge:	4.65m x 4.14m (15'3" x 13'7")
Dining Kitchen:	4.24m x 3.1m (13'11" x 10'2")
Bedroom 1:	3.5m x 3.1m (11'6" x 10'2")
Bedroom 2:	3.5m x 3.28m (11'6" x 10'9")
Bedroom 3:	3.5m x 2.4m (11'6" x 7'10")
Shower Room:	3.1m x 1.75m (10'2" x 5'9")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

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