



**27/6, West Pilton Grove, Edinburgh, EH4 4EP**

Spacious, Three Bedroom, Second (Top) Floor Flat

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# Property Description

Spacious, three-bedroom, second (top) floor flat, forming part of an established residential development. Located in the residential area of West Pilton, lying to the northwest of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, three double bedrooms, and a bathroom.

Requiring upgrading throughout, features include a fitted kitchen, TV and phone points, double glazing, and good storage provision.

Externally there is a shared green to the rear and unrestricted street parking bays to the front.

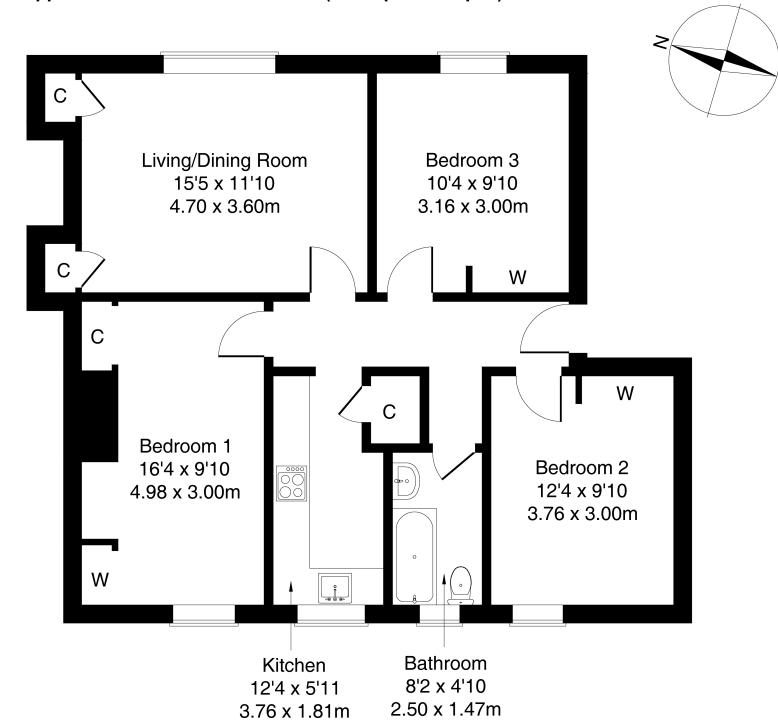
The entrance hall provides access throughout, and opens into the generously sized living room which is set to the front, featuring two storage cupboards and ample space for lounge and dining furniture. Set to the front, the fitted kitchen includes a tiled surround and a sink with drainer.

Three double bedrooms are similarly well sized with wood effect flooring, and a built-in press wardrobe for each room, with bedroom one featuring two. Completing the accommodation, the bathroom is fitted with a three-piece suite with an electric shower over the bath.



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Approximate Gross Internal Area: (829 sq ft - 77 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

## Area Description

West Pilton is an established residential location, offering excellent education, shopping, and transport links, along with some of Edinburgh's finest open spaces. The area is well-served by supermarkets, with a Morrisons and Lidl in close proximity. Nearby, Ocean Terminal includes a multi-screen cinema, a wide range of restaurants. Outdoor public leisure includes cycle paths along the Water of Leith.

the Royal Botanic Gardens, and Inverleith Park, along with indoor leisure facilities at Westwoods Health Club. There is a selection of local state and private schools close by, including Edinburgh Academy and the iconic Fettes College. Ferry Road is also a key route across the north of the city and for connections to the city bypass and M90.







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