



Flat 4, 18 West Pilton Green, Edinburgh, EH4 4HT

Immaculately Presented & Spacious, Three-Bedroom, First Floor Flat

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Property Description

Immaculately presented and spacious, three-bedroom, first-floor flat, forming part of an established 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 shower room (with a utility area).

Tastefully finished and renovated throughout, including new windows, rendered walls, and internal and external doors. In addition, there is continuous contemporary flooring, electric heating, and a stylish kitchen and bathroom.

Externally, there is off-street residents' parking to the rear, communal grounds, and excellent transport links.

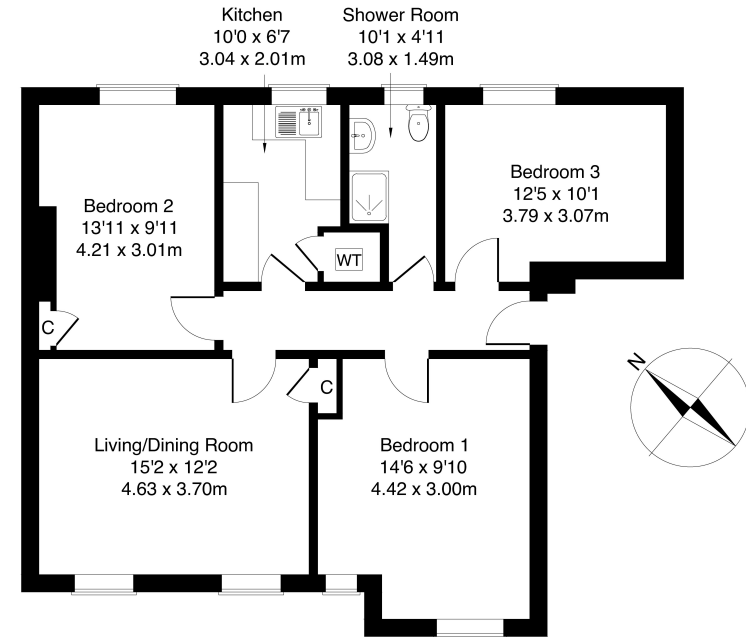
A welcoming entrance hall affords access to each room, with modern wood effect flooring continuing throughout the majority of the property. Set to the front, a spacious living room also offers space for dining and features a central light fitting, a built-in cupboard, and two windows enjoying a westerly-south facing aspect allowing plentiful natural light. To the rear, a stylish kitchen is fitted with modern units, wood effect worktops and tiling, a sink, and a separate breakfast bar; with freestanding appliances including an electric cooker, a fridge/freezer and a dishwasher.

Bedroom one is set to the front, offering an exceptionally generous room, finished with neutral decor and plenty of space for furnishing; whilst two further well-sized and finished double bedrooms are set to the rear, with bedroom two including a built-in wardrobe. Completing the accommodation, a stylish shower room is fitted with a modern suite including an electric shower unit, tiled splash walls and flooring, a ladder-style radiator, and space for a utility area.

A selection of furniture and appliances are available for inclusion in the sale.



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Approximate Gross Internal Area: (818 sq ft - 76 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, Sainsbury's and Waitrose in close proximity. Nearby, Ocean Terminal includes a multi-screen cinema and a wide range of restaurants; whilst numerous specialist shops, cafes, bars and restaurants can be easily reached at nearby Comely Bank and Stockbridge. Outdoor public leisure includes cycle paths along the Water of Leith, picturesque walks in the

Royal Botanic Gardens and Inverleith Park, and Cramond Beach, along with indoor leisure facilities at Westwoods Health Club and Ainslie Park. There is a selection of local state and private schools close by, including Edinburgh Academy and the iconic Fettes College, as well as Telford College. Ferry Road is also a key route across the north of the city and for connections to the city bypass and A90; with good public transport, including the Airlink bus no.200 providing an easy connection to the Airport.





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