



12/5, West Pilton Rise, West Pilton, Edinburgh, EH4 4UQ

Tastefully-Presented & Spacious Two Bedroom, First Floor Flat

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Property Description

Tastefully-presented and spacious two-bedroom, dual-aspect flat, set on the first floor of an established residential development. The property is conveniently located in West Pilton area, lying to the northwest of Edinburgh city centre.

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

Highlights include a modern fitted kitchen and stylish bathroom, contemporary flooring, multiple TV points, electric heating, and double glazing.

In addition, there is good storage provision, shared garden grounds, off-street residential parking to the rear and unrestricted street parking in the surrounding area.

The hall gives access throughout and features two built-in store cupboards, together with space for outerwear. Front-facing, the bright living room has ample room for both lounge and dining furniture, and includes wood-effect flooring, a built-in store cupboard, cornice-work, and a contemporary electric fireplace.

Set to the rear, the kitchen features stone-effect worktops, a breakfast bar, a sink with drainer, tiled surround, and tile-effect flooring.

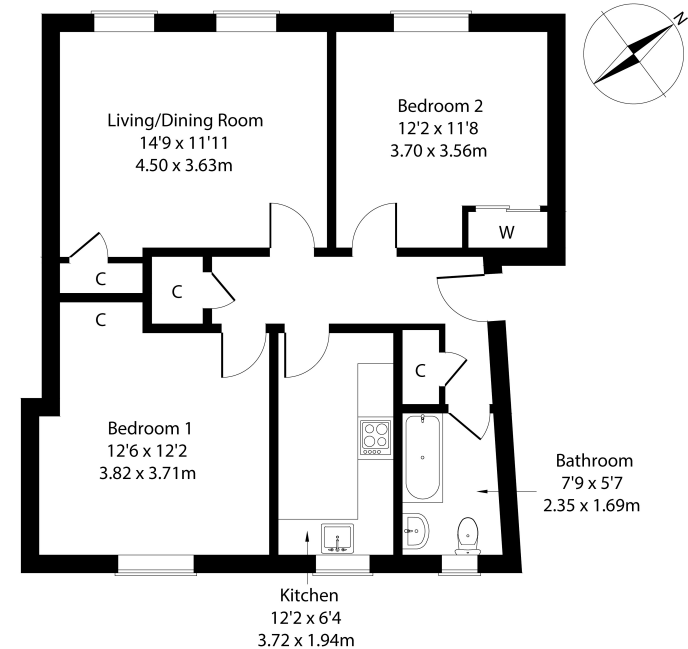
Generously proportioned bedroom one is rear-facing with wood-effect flooring, a cupboard recess, and a central light fitting, while bedroom two is also spacious and includes a built-in wardrobe, shelving, and carpeted flooring.

Completing the accommodation, the stylish bathroom is fitted with a modern suite, including an electric shower unit over the bath, tiled flooring and splash walls.

A Virtual 360 Tour is available online.

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Approximate Gross Internal Area: (732 sq ft - 68 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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