



25/3, West Pilton Grove, Edinburgh, EH4 4EP

Light and Tastefully Presented, Three-Bedroom, First Floor Flat

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Property Description

Light and tastefully presented, three-bedroom, first-floor flat, forming part of an established residential development. Located in the residential area of West Pilton, lying to the north west of Edinburgh city centre.

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

Highlights include a modern fitted kitchen and bathroom, light neutral decor throughout, electric heating and double glazing. In addition, there are well-proportioned room sizes, superb storage, including stores for each room, and hardwood flooring for the hall.

Externally, residents enjoy access to a shared rear green, while unrestricted on-street parking is available to the front.

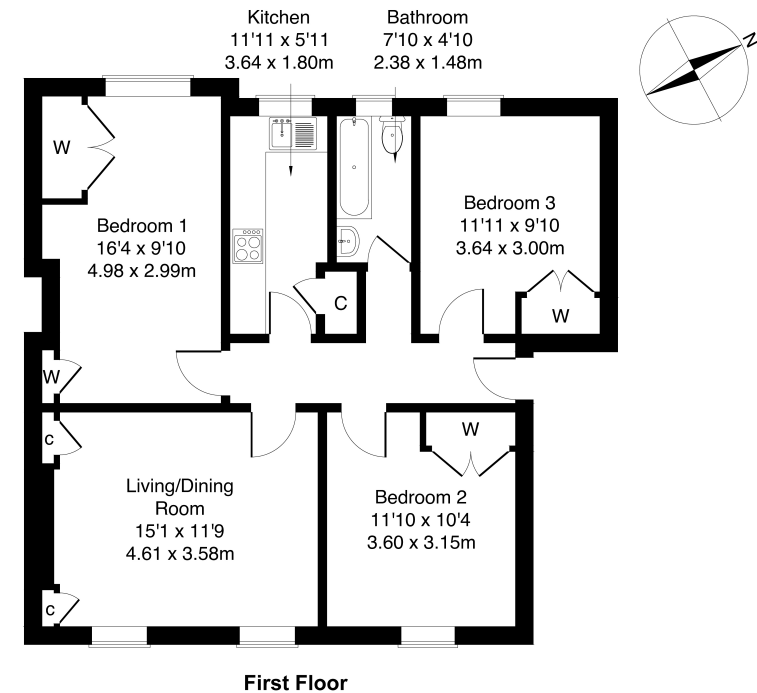
A generously sized living/dining room to the front provides ample space for both lounge and dining furniture, featuring two built-in storage cupboards, carpeted flooring, and a central pendant light. Set to the rear, the kitchen is fitted with base and wall units, worktops, a tiled surround, and integrated electric cooking appliances.

Three well-proportioned double bedrooms offer flexible living space, each benefiting from built-in storage. Completing the home, the bathroom includes a three-piece suite, an electric shower over the bath, tiled flooring, and splash walls.



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Approximate Gross Internal Area: (786 sq ft - 73 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 a well-established residential area in northwest Edinburgh, offering a blend of urban convenience and natural beauty. Residents can enjoy scenic coastal walks at nearby Granton Harbour and Silverknowes Promenade, while Stockbridge and Craighleith Retail Park provide a variety of shopping, dining, and leisure options. Excellent transport links include frequent bus

services to the city centre and easy access to the city bypass and motorway network. With local amenities, green spaces, and community facilities, West Pilton is an ideal location for families, professionals, and investors alike.





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Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



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