



12/1 West Pilton Green

Pilton, Edinburgh, EH4 4HT

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Introducing a three-bedroom ground-floor corner flat, which forms part of an established residential development in Pilton. The home provides new buyers with an attractive blank canvas throughout, offering plenty of space and storage to suit a wide variety of lifestyles, from commuting professionals, to families, downsizers, and first-time purchasers. It also benefits from communal gardens, as well as a convenient location near amenities, schools, and transport links.

The flat is accessed via a secure telephone-entry system, the front door opening into a broad hall with two built-in cupboards. The hall's inviting neutral décor and snug carpet continue into the living/dining room, creating a comfortable and homely aesthetic that is easy to style. This reception area is spacious enough to incorporate a good choice of comfy lounge furnishings, as well as a table and chairs. It is brightly lit by twin windows, and completed by a focal-point fireplace inset with a wall-mounted fire, flanked by two shelved recesses for display items. Accessed from the living area or the hall, the kitchen comes well-appointed with white cabinets and wood-toned worktops. It has additional built-in storage and also comes with an integrated oven, gas hob, and extractor hood, alongside space for freestanding appliances. Located throughout the home, the three bedrooms all maintain the attractive neutral palette and soft carpeting, which ensures a light and airy ambience. Each room also benefits from a built-in wardrobe, providing ample clothes storage. The principal and second bedrooms are both spacious doubles, whilst the third bedroom is a versatile single. A bright bathroom, with a white three-piece suite and overhead shower, completes the accommodation on offer. The property has gas central heating and double glazing for year-round comfort.

Features

- Ground-floor corner flat situated in Pilton
- Blank canvas of décor throughout
- Secure telephone-entry system
- Broad hall with two built-in cupboards
- Living/dining room with wall-mounted fire
- Well-appointed kitchen
- Three bedrooms with built-in wardrobes
- 3pc bathroom with overhead shower
- Communal rear garden
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - E





Ground-floor corner flat situated in Pilton,
a living/dining room with wall-mounted
fire and a well-appointed kitchen







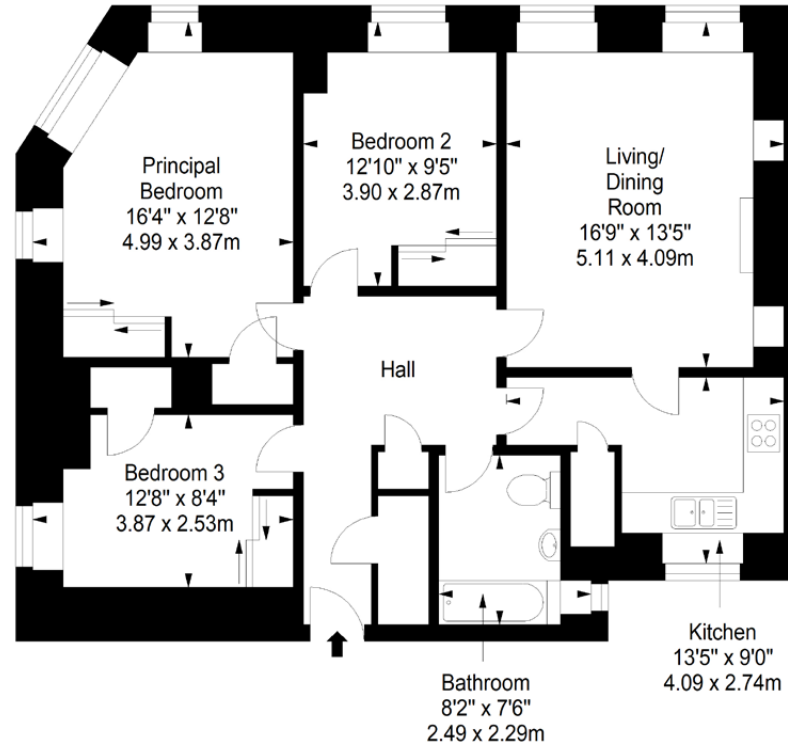
Three bedrooms with built-in wardrobes,
a 3pc bathroom with overhead shower
and a bright seperate kitchen





Floorplan

Ground Floor
Approx. 82.3 sq. metres (885.9 sq. feet)



Total area: approx. 82.3 sq. metres (885.9 sq. feet)

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