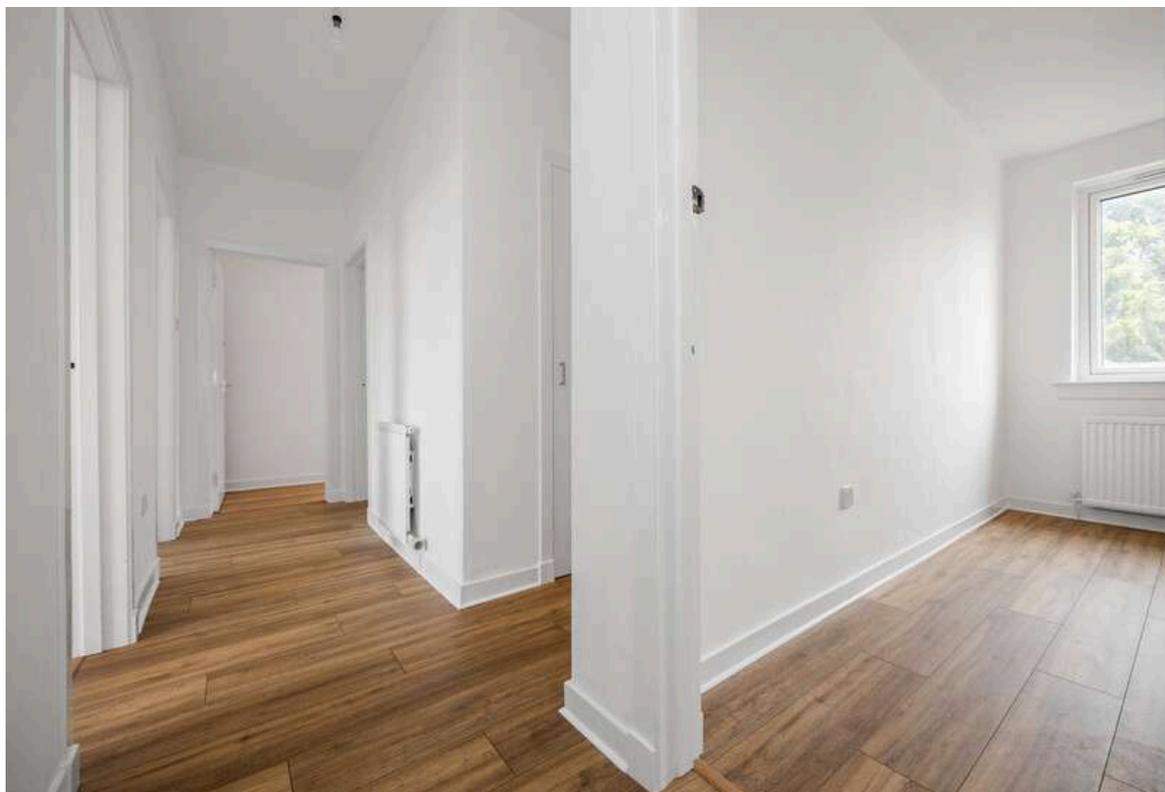




31/5 Ferry Road Avenue
PILTON | EDINBURGH | EH4 4AU


warners
solicitors & estate agents



31/5 Ferry Road Avenue

PILTON | EDINBURGH | EH4 4AU

Nestled within the vibrant community of Pilton in Edinburgh, this contemporary top floor flat epitomises modern urban living with its bright and spacious layout and convenient amenities.

The home boasts a welcoming twin-windowed living room flooded with natural light, creating an inviting atmosphere for relaxation and entertainment. The generous proportions of the room allow for versatile furniture arrangements, offering ample space for both lounging and dining areas.

Adjacent to the living room lies the separate kitchen, exuding functionality and style with its well-appointed units and neutral tiling. Equipped with plenty of storage space, the kitchen is designed to cater to the culinary needs of its occupants, whether preparing a quick breakfast or hosting a dinner party.

The property features three double bedrooms, providing comfortable retreats for rest and relaxation. Each bedroom is thoughtfully designed to maximise comfort and privacy, with large windows allowing for plenty of natural light to filter in during the day.

Completing the accommodation is the modern bathroom, featuring sleek fixtures and fittings, as well as a refreshing shower. With its contemporary design and efficient layout, the bathroom offers a spa-like experience, perfect for unwinding after a busy day in the city.

Situated in the popular area of Pilton, this top floor flat offers a convenient and vibrant lifestyle, with a plethora of amenities, shops, and eateries just a stone's throw away. In brief the property comprises -

- Welcoming hall with storage.
- Bright and spacious twin windowed living room.
- Contemporary kitchen with attractive tiling.
- Three double bedrooms.
- Modern bathroom with shower.
- Gas central heating and double glazing.
- On street parking.
- Communal garden.

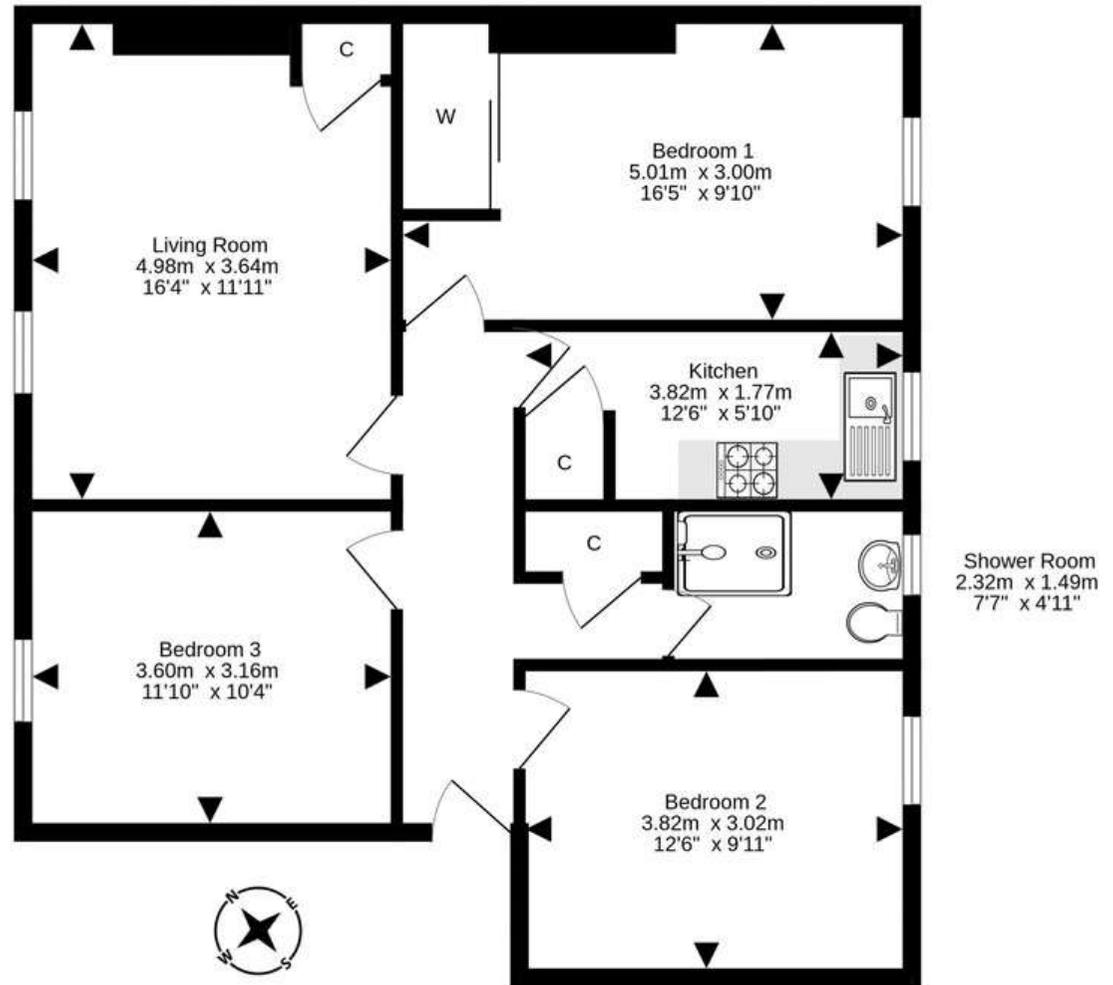
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures and fittings will be included in the sale.
EPC Rating C.

Pilton is a predominantly residential area of Edinburgh, which lies to the north of the city centre. It extends from the north of Ferry Road, between Granton and Fettes. There is a small selection of shops at Boswall Parkway, mainly small specialist shops serving the local community, with Morrisons Superstores available at Pilton Drive and Waterfront Broadway. Further amenities can be found at Davidsons Mains, Silverknowes, Comely Bank and Stockbridge, all locations being easily accessible. Pilton is close to some of Edinburgh's best loved green areas, including the Royal Botanic Gardens, Inverleith Park and the Water of Leith Walkway. For the sporting enthusiast the Ainslie Park Leisure Centre is close by, offering a swimming pool and five a side football, amongst other activities. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas. The compactness of the city ensures that the city bypass and main motorway networks are also within easy reach.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
Made with Metropix ©2024