



**33/2 Ferry Road Avenue,  
Pilton, Edinburgh, EH4 4AU**



**CHARTERED FIRM**



**ELP**   
Arbuthnott  
McClanachan  
solicitors & estate agents

## ATTRACTIVE AND SPACIOUS

THREE-BEDROOM, GROUND FLOOR FLAT



Attractive and spacious, three-bedroom, ground floor flat, situated in the popular Pilton area in Edinburgh, close to local amenities, schools and transport links. This property has been recently modernised throughout, with a newly fitted kitchen, bathroom, double glazing, carpets, hard flooring, decoration and is in true walk-in condition, ideal for families or an investment opportunity. The accommodation consists of a communal entrance, with entry phone, a hallway with storage, a bright living room, with storage and twin windows overlooking the front garden, a modern fitted kitchen, with a good range of units and appliances. There is a double bedroom, with a fitted wardrobe, a further double bedroom, a single bedroom and a smart family bathroom, with a rain-shower, bath and vanity unit. There is a private garden to the front and rear, both mainly laid to lawn. Early viewing is recommended.

Communal stair, with entry phone

Hall, with storage

Living room, with storage

Kitchen

Three bedrooms

Bathroom

Gas central heating

Double glazing

Private gardens to the front and rear

On-street parking





## PILTON

Pilton is situated to the northwest of the city centre and has local shops catering for everyday needs, and there are 2 Morrisons supermarkets nearby on Ferry Road and off West Granton Road. Further shopping is available at the Craighleith Retail Park with Sainsbury's supermarket, Marks and Spencer Simply Food and various high street shopping outlets. The property is also conveniently located for the Ainslie Park Leisure Centre with swimming pool, Westwoods Health Club, the Western General Hospital, Fettes Edinburgh College. The open spaces of Inverleith Park and the Botanical Gardens are within easy reach, as well as the cycle path network leading to the city centre, Leith and many other parts of the city. There are good public transport links to the city centre and beyond, and the main motorway networks, the Edinburgh City Bypass, the Queensferry Crossing and Edinburgh Airport are all easily accessible by car. Schooling is well represented from nursery to senior level.



### Extras

All fitted floor coverings, blinds, light fittings, cooker, washing machine and fridge freezer are included in the sale (no warranties given).

### Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

### Council Tax Band

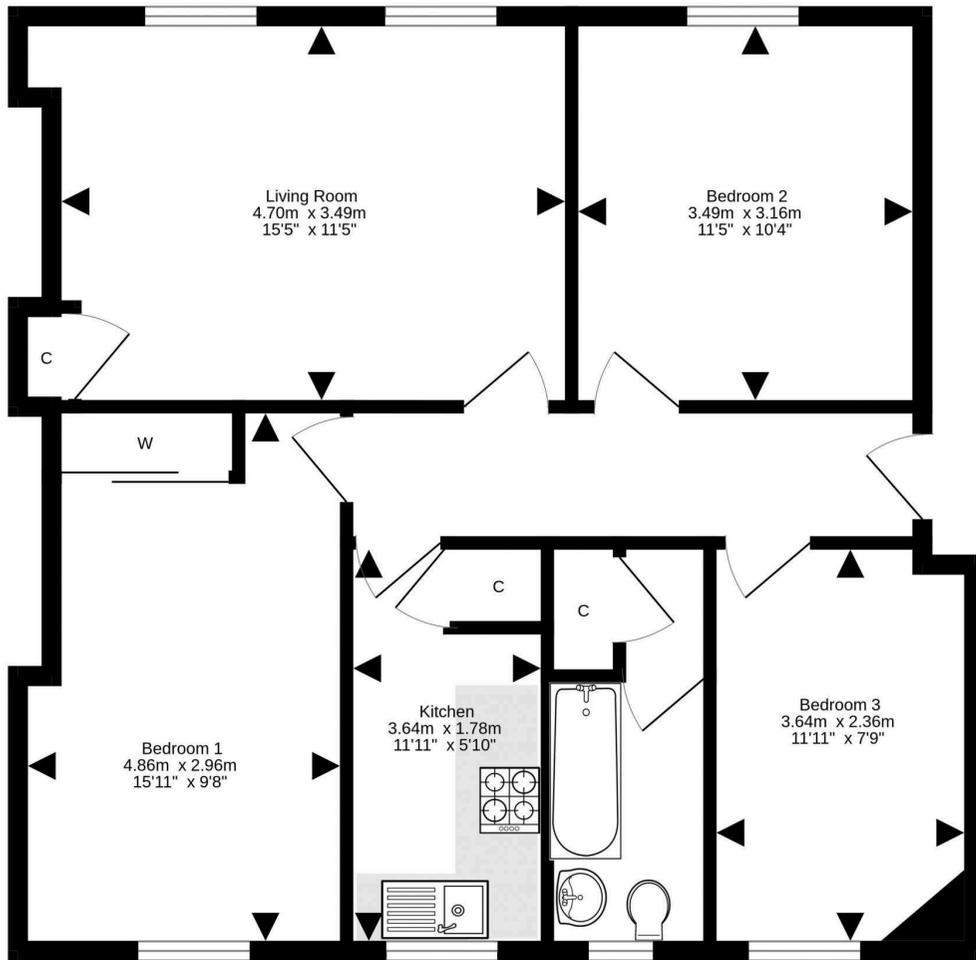
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### Home Report Valuation

£170,000

### EPC Rating

C



TOTAL FLOOR AREA : 68.0 sq.m. (732 sq.ft.) approx.  
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.  
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