



West Pilton Rise

Edinburgh

EH4 4DX

Fantastic opportunity to purchase a 2 bedroom tenanted flat on ground floor in a popular area. This property situated in North-West of Edinburgh, close to all amenities.

- Long term tenant with rental income of £840pcm
- Includes white goods and inventory furnishings
- All Electric property
- Safety Certificates all available
- Fantastic investment opportunity
- Council Tax Band A
- EPC E

T: 0131 639 6399

E: office@chrisslingproperties.com

W: chrisslingproperties.com



This two-bedroom ground floor flat offers an exciting opportunity for an investor. The property benefits from generously proportioned rooms, double glazed windows, private front garden and a large shared back communal garden area.

The property comprises of a spacious lounge, fitted kitchen with appliances, one double bedroom and a large master bedroom, ample built-in storage in all rooms, and a fitted shower room. Fully furnished clean and tidy flat with inventory record and up-to-date safety certificates, all working appliances.

There is ample free on-street parking outside.

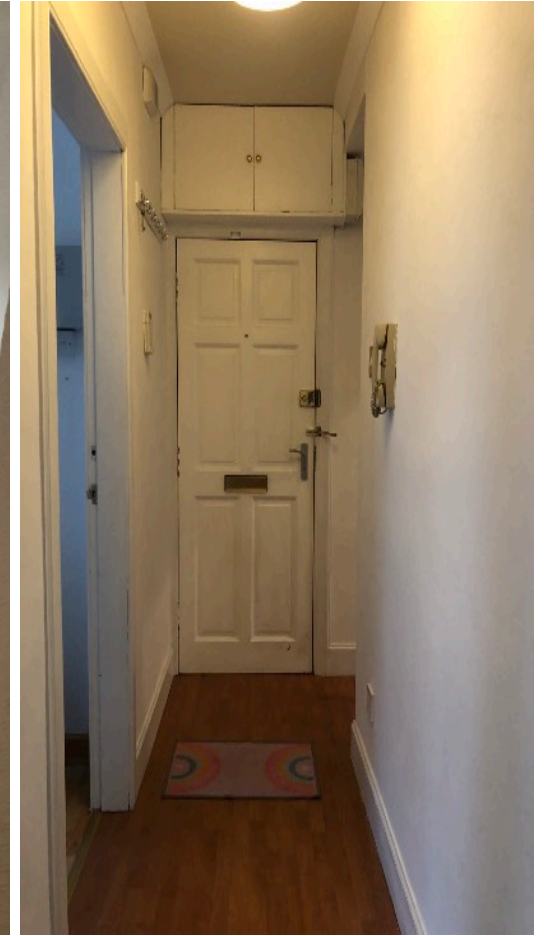
This is an ideal purchase for investors looking to add to their portfolio.



T: 0131 639 6399

E: office@chrisslingproperties.com

W: chrisslingproperties.com



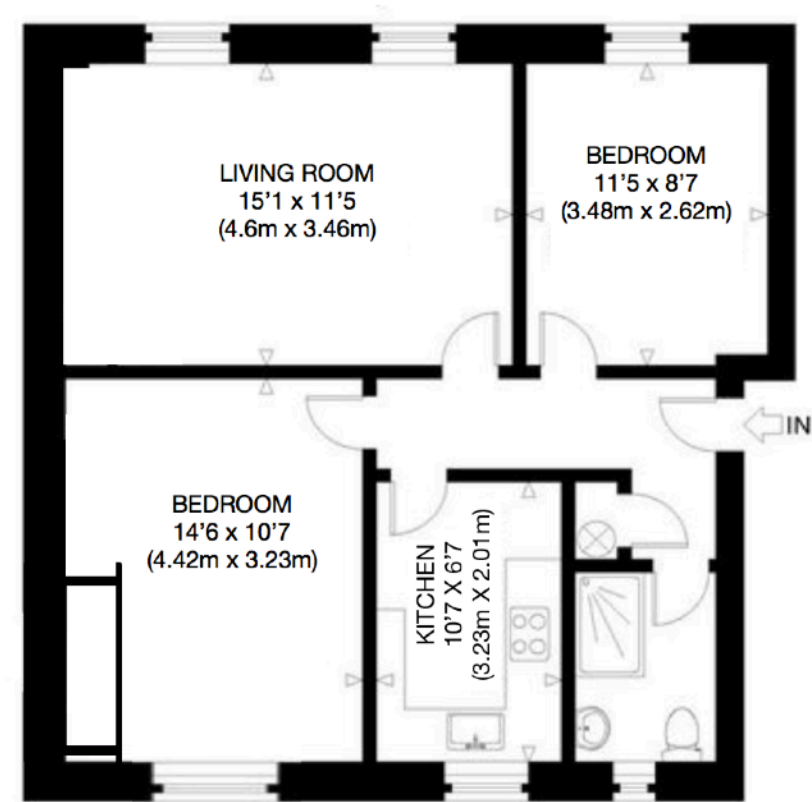
West Pilton Rise, just off Ferry Road / Pennywell Road to the North-West of Edinburgh City Centre is an established popular residential location offering excellent education, shopping and transport links along with some of Edinburgh's finest open spaces. The area is well-served by supermarkets with a Morrisons and Lidl's in close proximity. Nearby is Ocean Terminal which includes a multi-screen cinema and wide range of restaurants. Ferry Road / Pennywell Road is a key route across the north of the city, which leads to cycle paths, Royal Botanic Gardens, Water of Leith, Inverleith Park and Westwoods Health Club and Crammond Beach.

T: 0131 639 6399

E: office@chrisslingproperties.com

W: chrisslingproperties.com





GROUND FLOOR
GROSS INTERNAL FLOOR AREA 621 SQ FT / 57.7 SQ M
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

DISCLAIMER

These particulars are intended to give a fair description of the property but the accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

T: 0131 639 6399

E: office@chrisslingproperties.com

W: chrisslingproperties.com