



Flat 4, 8 West Pilton Avenue, Edinburgh, EH4 4BT

accommodation or an investment opportunity.

Offers Over £150,000 Freehold

This spacious, three-bedroom flat offers fantastic family

Description

This spacious, three-bedroom, top floor flat is situated in the popular West Pilton district in Edinburgh, close to local shops at Boswall Parkway, Ainslie Park Leisure Centre and Granton beachfront. The property offers fantastic family accommodation or an investment opportunity. The accommodation consists of a hallway with storage, a bright living room with twin windows, a storage cupboard and an electric fire, a kitchen with fitted wall and base units and a cooker. There are three generous double bedrooms, one with a large, fitted wardrobe, and a family bathroom.

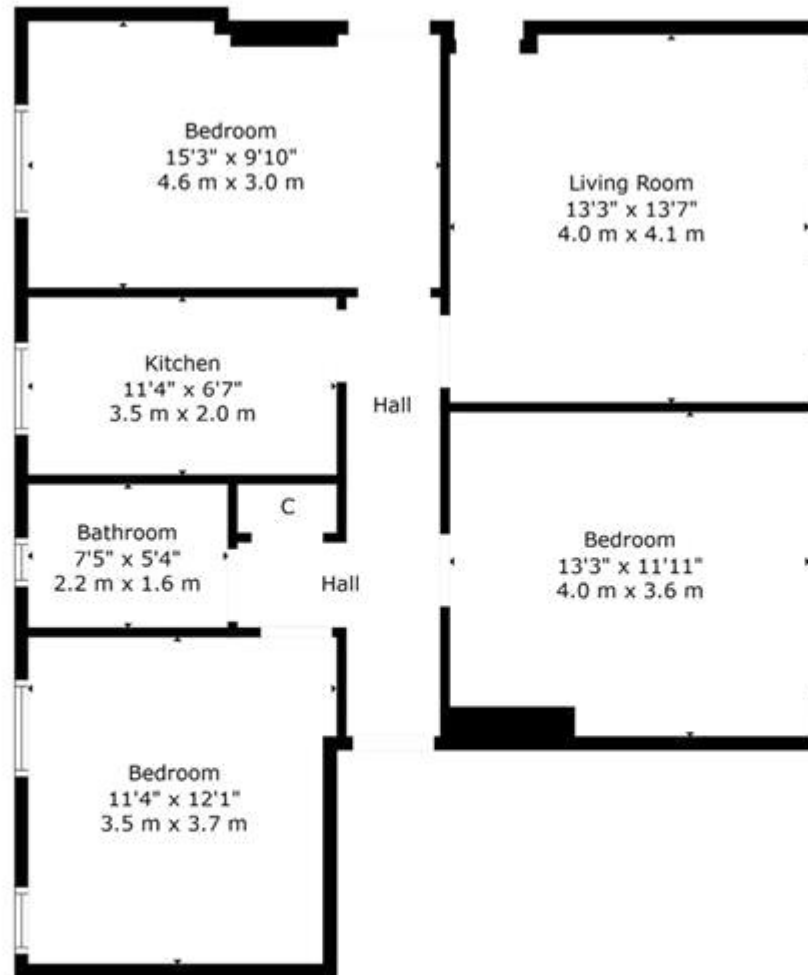
Tenure: Freehold

Garden details: Communal Garden

Tenure

Freehold





GatewayHomes

TOTAL: 840 sq. ft, 78 m2
FLOOR 1: 840 sq. ft, 78 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂)		

Viewing by appointment only
 Gateway Homes - Head Office
 65a South Clerk Street, Edinburgh EH8 9PP
 Tel: 0131 385 7780 Email: nick@gatewayhomes.co.uk Website: <https://gatewayhomes.co.uk/>