

21B/1 West Pilton Place

EDINBURGH, EH4 4DG



*MODERN TWO-BEDROOM GROUND FLOOR
APARTMENT WITH OPEN-PLAN LIVING*



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This beautifully presented ground-floor, two-bedroom apartment forms part of a modern, energy-efficient new-build development in a convenient Edinburgh location. Designed with contemporary living in mind, the property offers a bright, spacious layout with high-quality finishes throughout, making it an excellent choice for first-time buyers, professionals, downsizers or investors.

Accessed via a secure entry phone system, the property opens into a welcoming hallway with excellent built-in storage, including a utility cupboard with plumbing for a washing machine, helping to maintain a clean and uncluttered living environment. The apartment benefits from double glazing, low energy lighting throughout, and efficient heating systems, all contributing to its strong overall energy performance.

At the heart of the home is a generous dual-aspect open plan sitting, dining and kitchen space, designed to maximise natural light and create a flexible area for both relaxing and entertaining.

The kitchen is finished to a high standard with high gloss dove grey units, soft close doors and drawers, laminate worktops and upstands, integrated stainless-steel appliances, a feature black glass extractor fan, and chrome switches and sockets. The living area flows seamlessly through patio doors to the communal rear gardens, enhancing the sense of space and connection to the outdoors.







Both bedrooms are well-proportionated double rooms. The principal bedroom enjoys direct access to the communal gardens via patio doors, while the second bedroom includes a useful built-in storage cupboard.





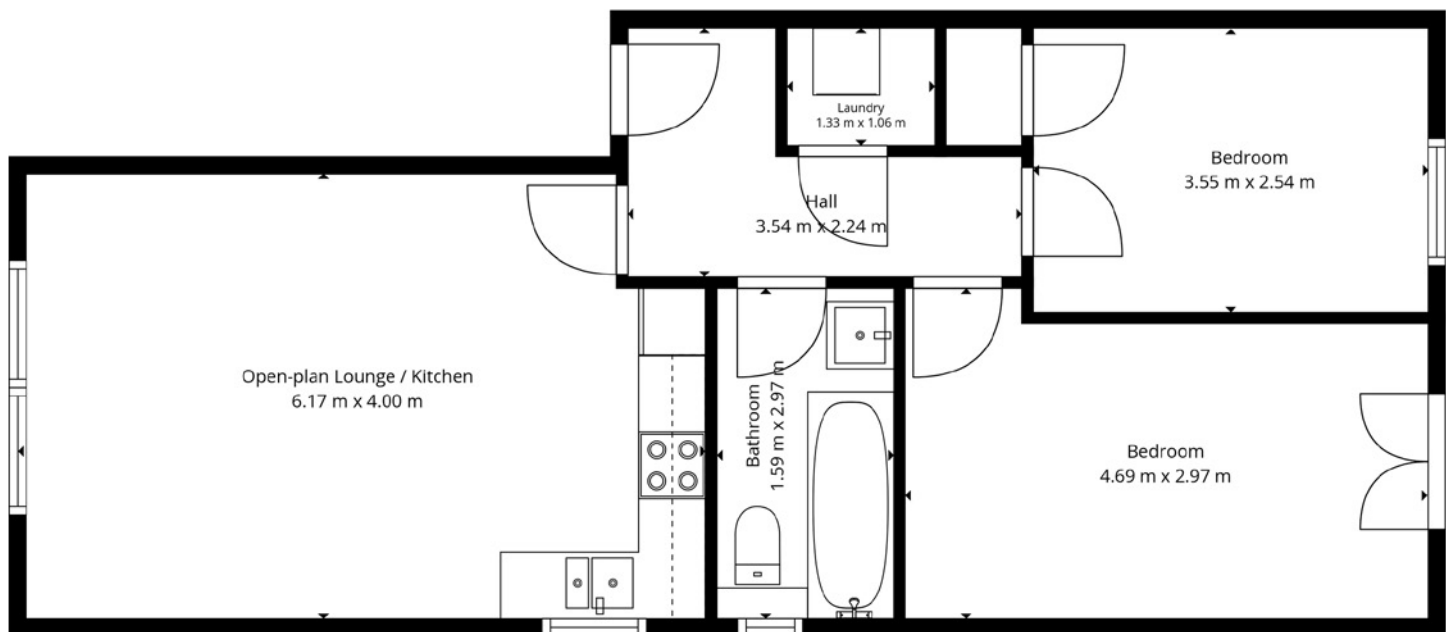
Bedroom 2





The family bathroom is finished with contemporary tiling and features a ceramic bath with shower and glass screen, a wash hand basin with stainless steel mixer tap, dual flush WC with soft close seat, heated chrome towel rail, and shaver point.





Gross internal floor area (m²): 60m²

EPC Rating: B



Externally, residents benefit from an allocated off-street private parking space positioned conveniently at the front of the building, as well as access to enclosed landscaped communal gardens shared by just eight properties. The gardens offer a pleasant outdoor space with seating areas and distant views over the River Forth towards Fife.

The development itself has been carefully designed with sustainability and efficiency in mind, incorporating high levels of insulation, modern construction methods, solar panels, and durable contemporary external finishes including render, facing brick, and timber detailing. A factoring arrangement is in place to manage the upkeep of communal areas, including cleaning, lighting, building insurance, and garden maintenance.

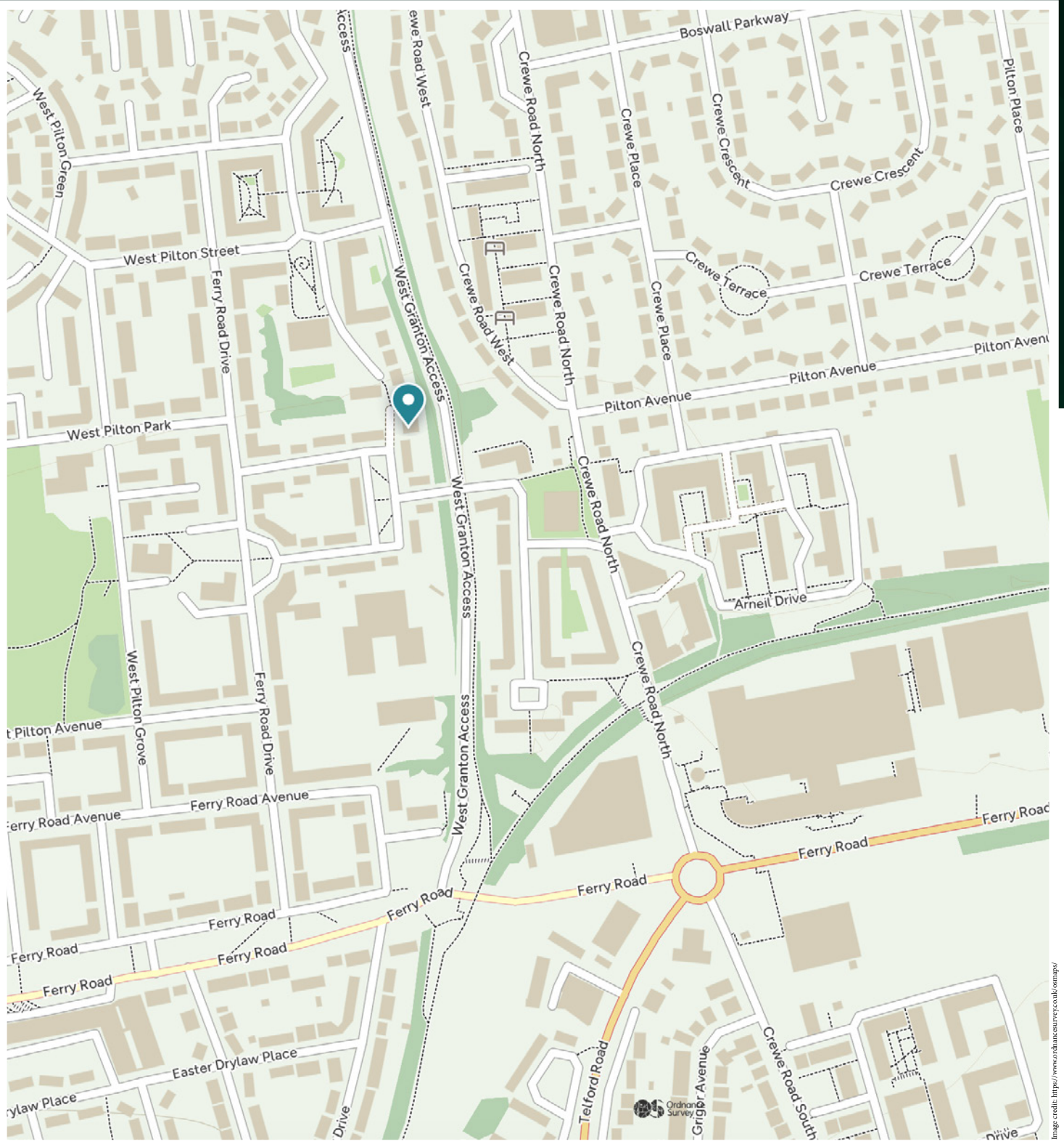
Overall, this is a stylish and well-specified modern apartment offering comfortable, low-maintenance living in a well-maintained development.



West Pilton Place is located in north-west Edinburgh, a well-established residential district within the wider Pilton and Muirhouse neighbourhoods. The area sits conveniently between Granton Waterfront and Ferry Road, offering excellent connectivity to Edinburgh city centre, Leith, and the Shore. Local amenities, including supermarkets, convenience stores, and everyday services, are available along West Pilton Bank, West Granton Road, and Ferry Road. More extensive shopping and leisure can be found at Craighleith Retail Park and Ocean Terminal in Leith, both a short drive or bus journey away.

Public transport is strong, with frequent buses providing direct routes across the city, including quick access to Princes Street, Haymarket, and Edinburgh Waverley. Major road networks, including the City Bypass and M8/M9 corridors, are easily reached via Ferry Road and Telford Road junctions. Residents enjoy green spaces and coastal walks, including Victoria Park, West Pilton Park, and waterfront paths around Granton and Wardie Bay. The Firth of Forth coastline offers attractive walking and cycling routes with views across to Fife. The area also offers reputable schooling and further education facilities, making it a practical location for buyers seeking a balance of urban convenience and outdoor space.

The Location



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THE SUNDAY TIMES
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