




McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797

4/4 West Pilton Avenue

PILTON, EDINBURGH, EH4 4BT



the location

The property is ideally placed for shopping, transport, educational and recreational facilities. Local shopping for your daily requirements can be found within walking distance but for those whose needs are greater, a wider range of shops can be found at Craigleith Retail Park, Ocean Terminal and the city centre.

There are excellent bus services close to hand, which will take you the short ten-minute journey into the city centre. Local state and private schools are within walking distance, as are many fine recreational facilities within the area such as Ainslie Park Leisure Centre.





the property

An excellent opportunity has arisen to acquire this well located 3 bedroom, second floor flat, well situated in Edinburgh's Pilton area. Viewing of this property is highly recommended. This would make a fantastic purchase for a first-time buyer or investor.

Internally the accommodation briefly comprises an entrance hallway with access to all rooms, a spacious lounge, a partially tiled kitchen with fully fitted floor and wall mounted units also benefiting from a storage

cupboard. Three double sized bedrooms, all bright and airy and allowing for free-standing furniture. One of the bedrooms also benefits from built-in storage. A fully tiled bathroom, benefiting from an overhead shower and a storage cupboard completes the accommodation.

This property also benefits from: gas central heating, full double glazing, door entry system and more than adequate on-street parking to accommodate for visitors.





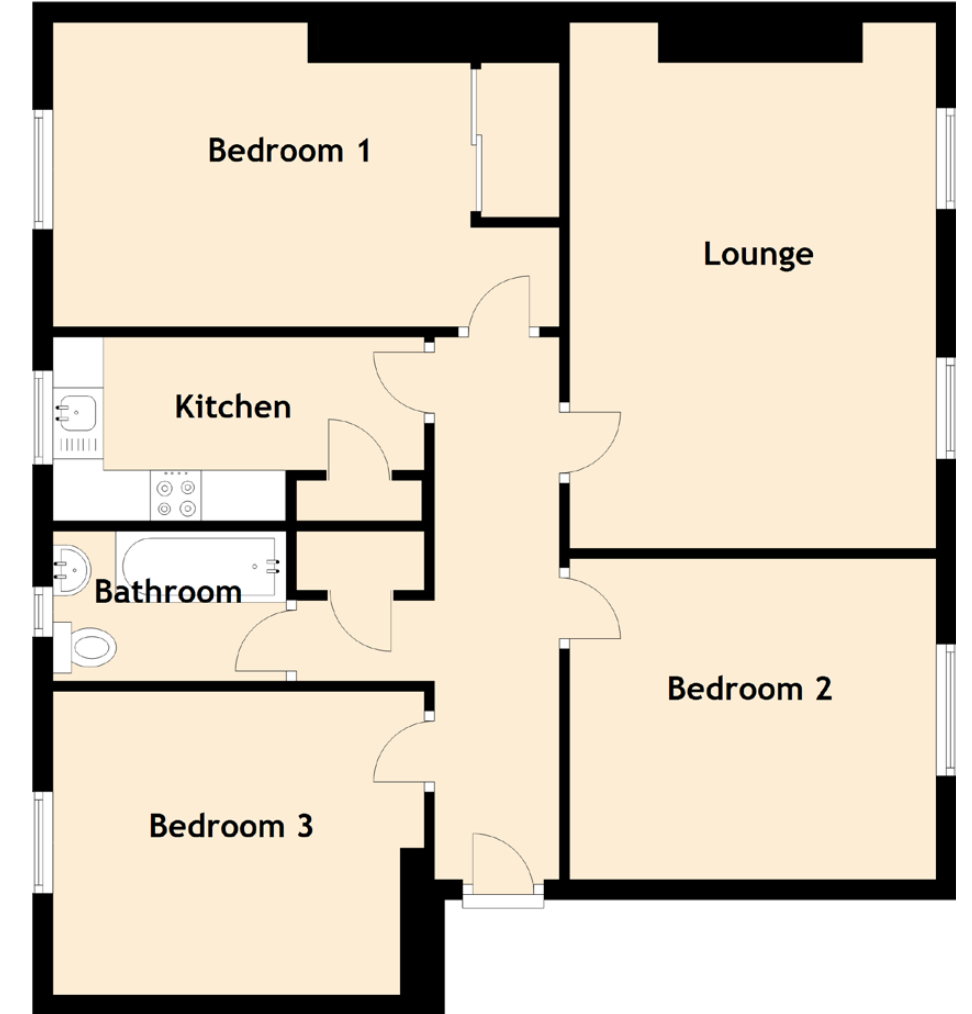
the details

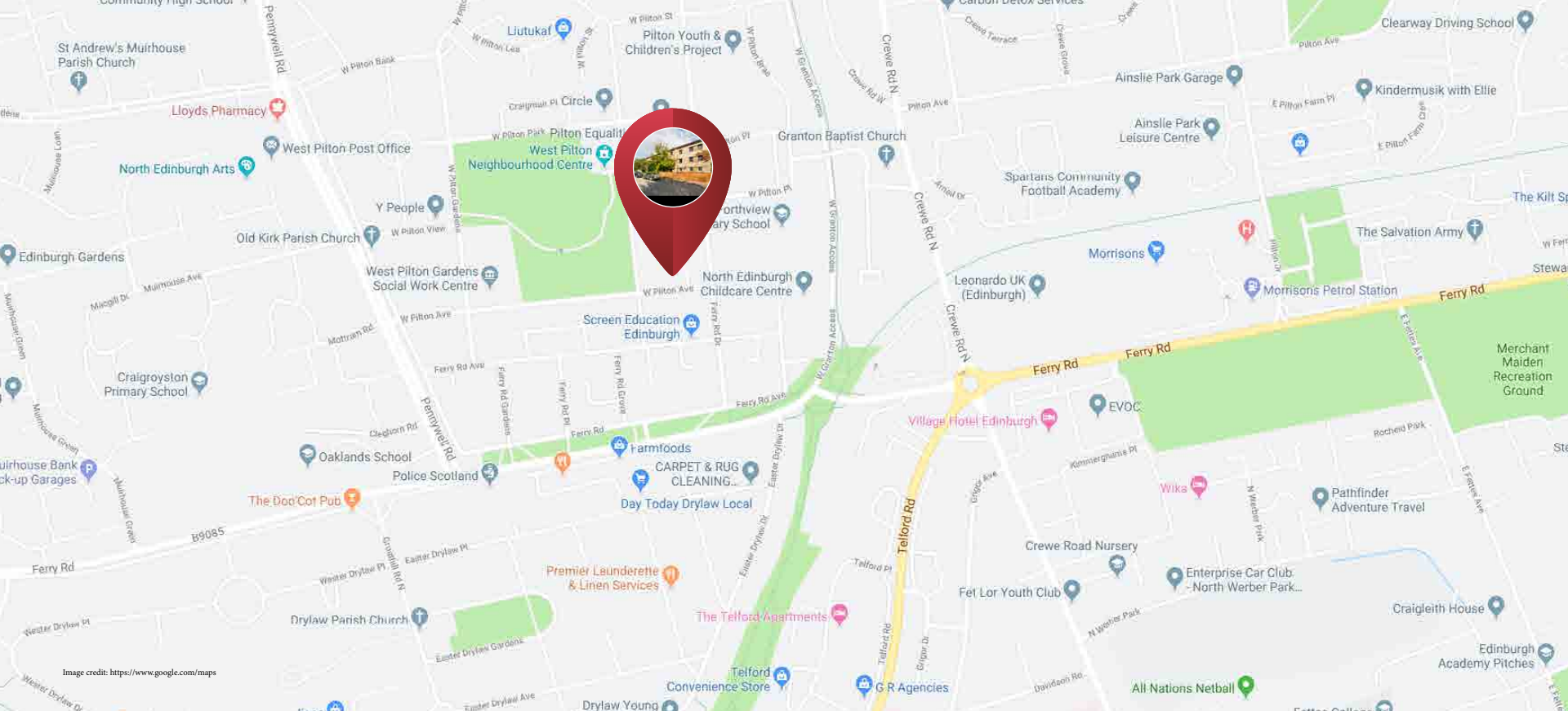
Approximate Dimensions
(Taken from the widest point)

Lounge	5.18m (17') x 3.61m (11'10")
Kitchen	3.66m (12') x 1.81m (5'11")
Bedroom 1	4.99m (16'4") x 3.00m (9'10")
Bedroom 2	3.61m (11'10") x 3.16m (10'4")
Bedroom 3	3.66m (12') x 2.99m (9'10")
Bathroom	2.30m (7'7") x 1.48m (4'10")

Gross internal floor area (m²): 79m²

EPC Rating: C





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

**Part
Exchange
Available**

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



THE SUNDAY TIMES
 THE SUNDAY TIMES



Text and description
JAY MURRAY-PATEL
 Surveyor



Professional photography
AOIFE MCDONALD
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer