

# 20/6 West Pilton Rise

EDINBURGH, EH4 4UQ



*SPACIOUS THREE BEDROOM TOP FLOOR  
FLAT IN EDINBURGH'S AREA OF WEST PILTON*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)







McEwan Fraser Legal is delighted to present this three-bedroom top-floor flat in great condition having been well looked after by the current owner. Inside, the property comprises of:

- Fully equipped kitchen with hob, fan oven and space for free-standing white goods.
- Spacious living area which is flooded with natural light from the large window and offers plenty space for various furniture arrangements.
- The flat benefits from three bedrooms which are all generously proportioned.
- The property benefits from one spacious three-piece bathroom which has a shower over, and is partially tiled.

In addition to this, the property includes electric heating and is fully double-glazed, making for a warm home, year-round. There is also free on-street parking for both residents and visitors alike.





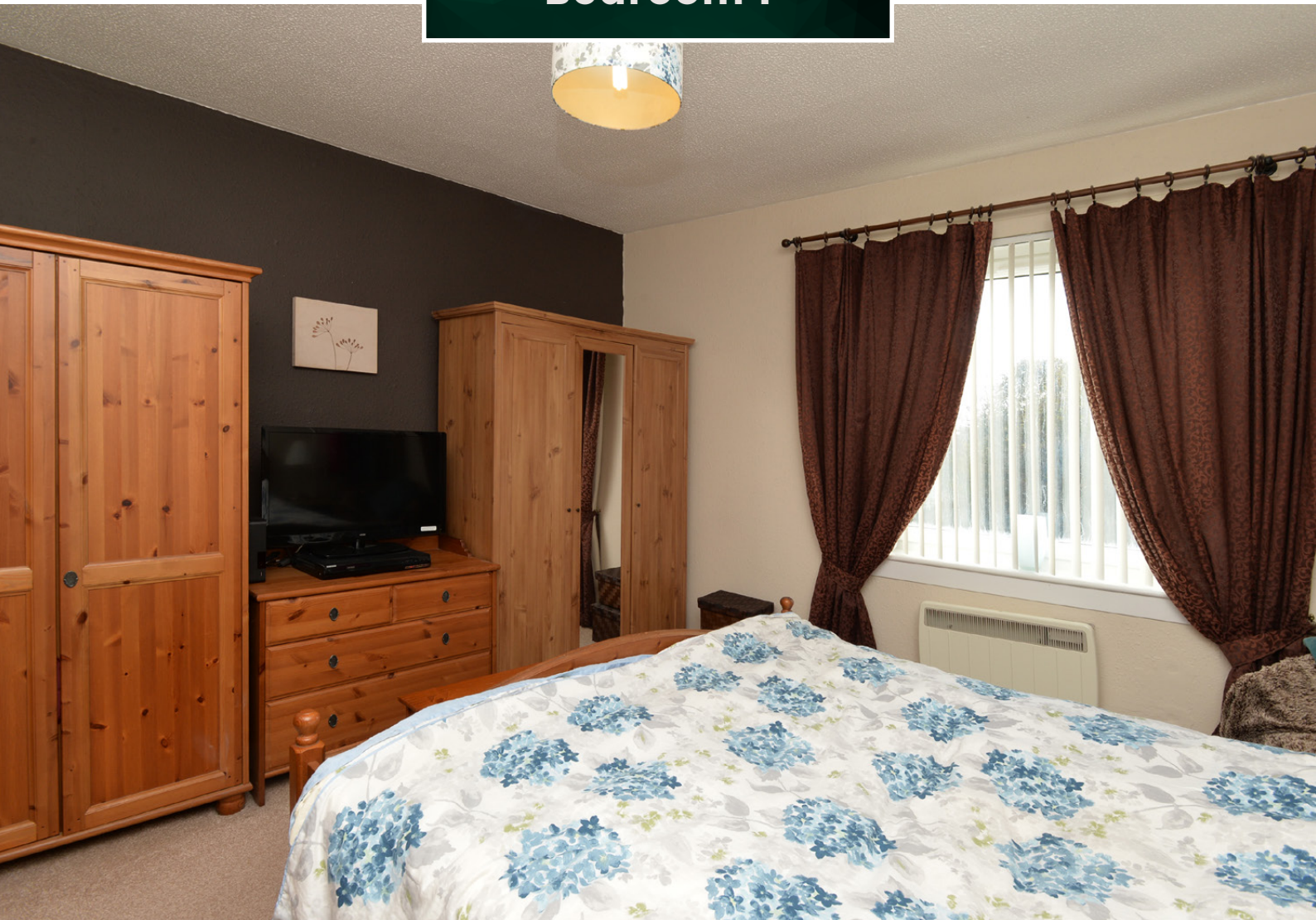








**Bedroom 1**







**Bedroom 2**





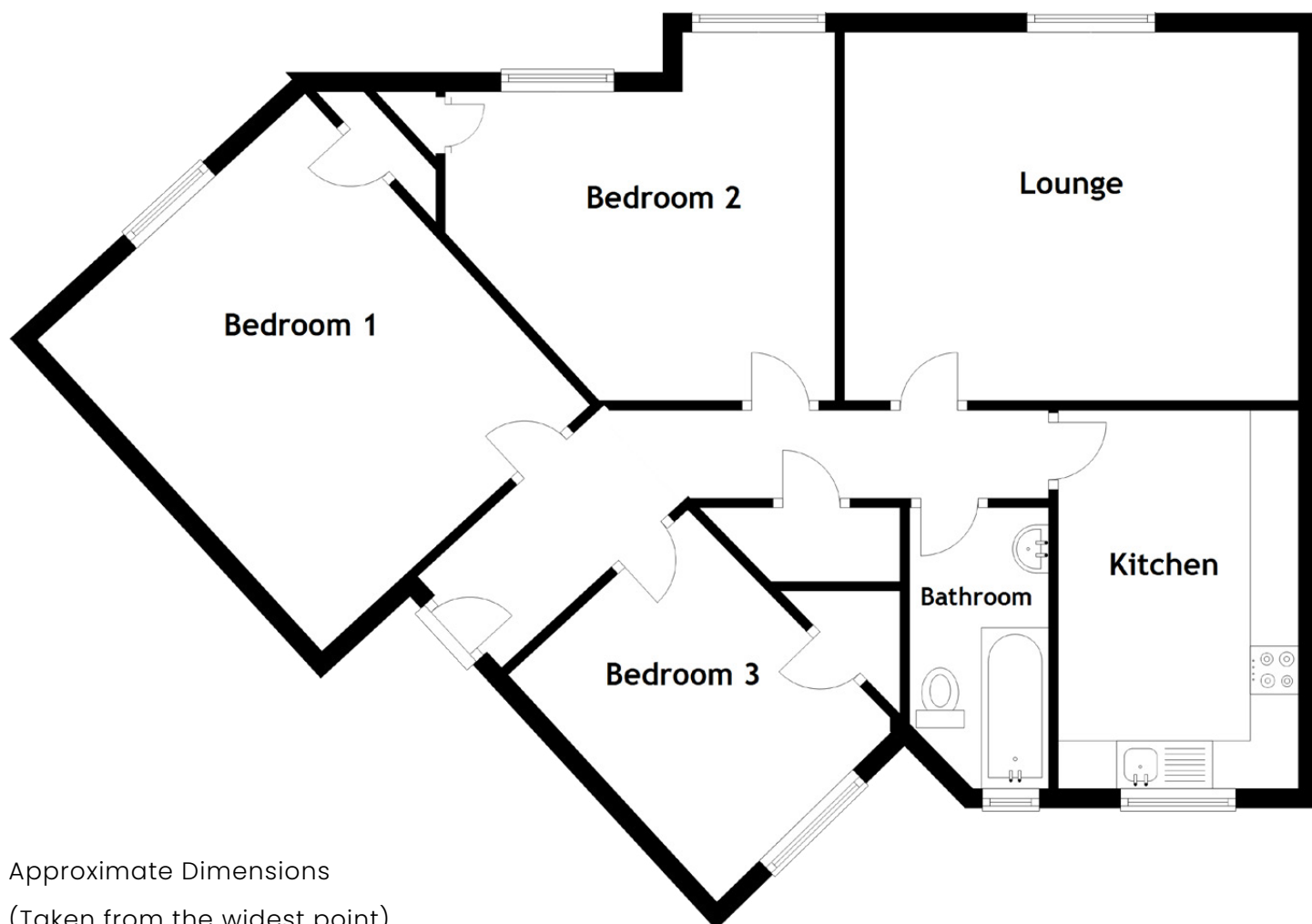


**Bedroom 3**









Lounge	4.73m (15'6") x 3.84m (12'7")
Kitchen	3.95m (12'11") x 2.18m (7'2")
Bedroom 1	4.03m (13'3") x 3.92m (12'10")
Bedroom 2	4.06m (13'4") x 3.84m (12'7")
Bedroom 3	4.09m (13'5") x 4.07m (13'4")
Bathroom	2.77m (9'1") x 1.45m (4'9")

Gross internal floor area (m<sup>2</sup>): 82m<sup>2</sup>

EPC Rating: F







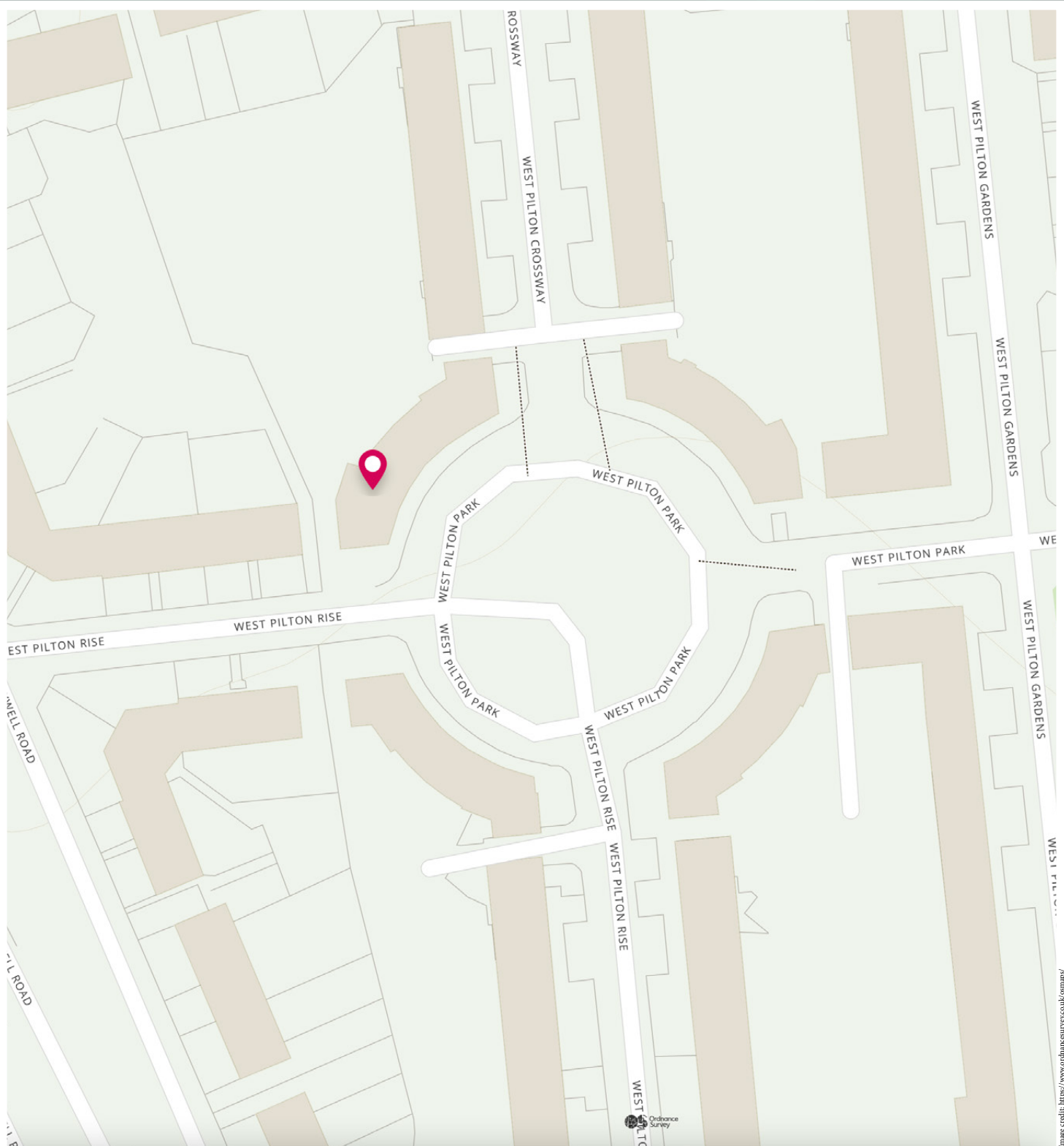


The property is located in the West Pilton area which lies in a north-eastern district of the city. The property is ideally placed for shopping, transport, educational and recreational facilities. There is an excellent bus service close to hand which will take you the short journey into the city centre. Local shopping is within walking distance but for those whose needs are greater, a wider range of shops can be found nearby including Craighleith Retail Park, Sainsbury's, Morrisons and Asda, as previously mentioned is only a short bus or car journey away.

Local state and private schools are within walking distance as are many fine recreational facilities within the area. The Ainslie Park recreational centre, with sports facilities and a swimming pool is a prime example.

## The Location





# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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