

Flat 5, 13e West Pilton Avenue

PILTON, EDINBURGH, EH4 4BX



*Beautifully presented Two Bedroom Shared
Equity Flat in Edinburgh's Pilton Area*



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McEwan Fraser Legal is delighted to present this spacious two-bedroom top-floor flat with attic.

THE LOUNGE



Inside, the property comprises:

- Spacious living area which offers space for dining and also various possibilities for furniture arrangements
- Fully equipped kitchen which has been modernised and well-maintained by the current owner. The kitchen is fitted with, a hob, fan oven and washing machine as well as a fridge freezer.

THE KITCHEN





- The property benefits from one main family bathroom which is well-sized and has a mains pressure shower.
- The flat has two very generous double bedrooms which include built-in storage.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2

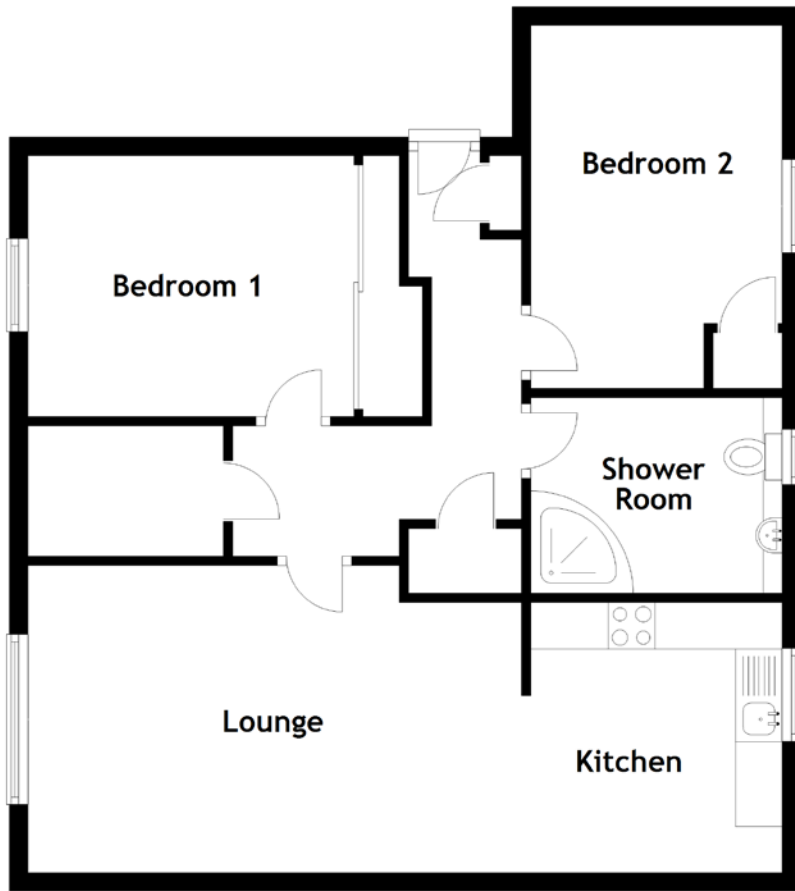


In addition, the property includes free on-street parking, gas central heating and benefits from double glazing making for a warm cost-effective home, year-round.

EXTERIORS



FLOOR PLAN, DIMENSIONS & MAP

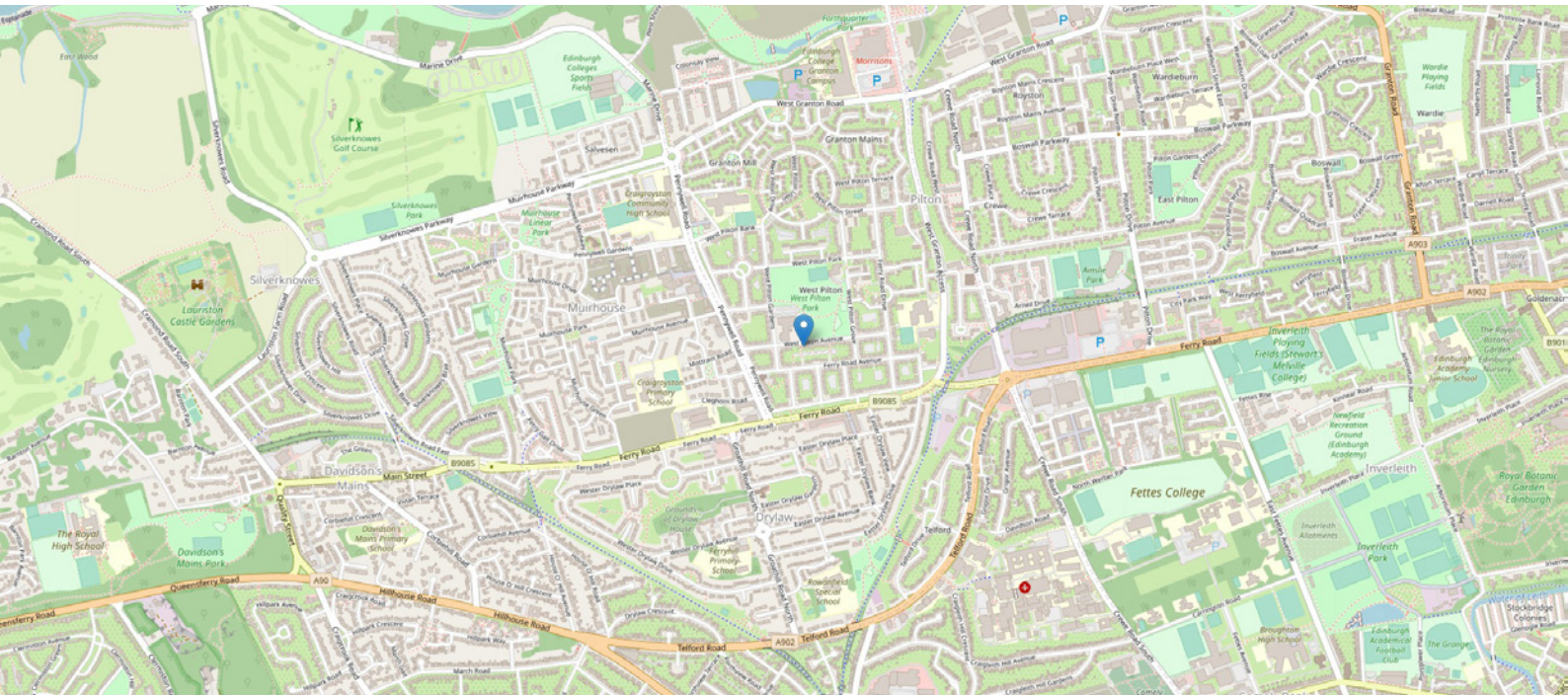


Approximate Dimensions (Taken from the widest point)

Lounge 5.30m (17'5") x 3.30m (10'10")
 Kitchen 2.90m (9'6") x 2.70m (8'10")
 Shower Room 2.50m (8'2") x 2.10m (6'11")

Bedroom 1 3.50m (11'6") x 2.80m (9'2")
 Bedroom 2 3.90m (12'10") x 2.50m (8'2")

Gross internal floor area (m²): 67m²
 EPC Rating: C



THE LOCATION

The property is located in Pilton, which lies in a north-western district of the city. The property is ideally placed for shopping, transport, educational and recreational facilities





Local shopping is within walking distance in Stockbridge where you have a Waitrose supermarket, but for those whose needs are greater, a wider range of shops can be found at the city centre, which, 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, having sports facilities and a swimming pool, is a prime example.

There is an excellent bus service close to hand, which will take you the short ten-minute journey into the city centre.



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