

5C West Pilton Terrace

PILTON, EDINBURGH, EH4 4GY



25% share in a stylish two-bedroom main-door ground-floor flat within a sought-after Pilton development



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McEwan Fraser Legal is delighted to present this attractive main-door ground-floor flat, set within a sought-after modern development in Pilton. This sale offers an excellent opportunity to acquire a 25% share of the property, providing an affordable route onto the property ladder while enjoying stylish and contemporary accommodation ideally suited to a wide range of buyers.

Decorated in fresh neutral tones, the property enjoys a bright and airy feel throughout, complemented by modern open-plan living designed to suit today's lifestyles.

THE LIVING ROOM



The accommodation comprises a spacious open-plan living, dining and kitchen area that provides a sociable and versatile environment, perfect for both everyday living and entertaining guests.

THE KITCHEN





There are two well-proportioned bedrooms, including a principal bedroom with en-suite facilities, alongside a separate family bathroom.

THE BATHROOM



BEDROOM 1



two well-proportioned bedrooms, including a principal bedroom with en-suite facilities



BEDROOM 2



A standout feature of the property is the excellent outdoor space, including two private low-maintenance gardens, in addition to access to a communal garden area and children's playpark within the development. Early viewing is highly recommended to avoid disappointment.

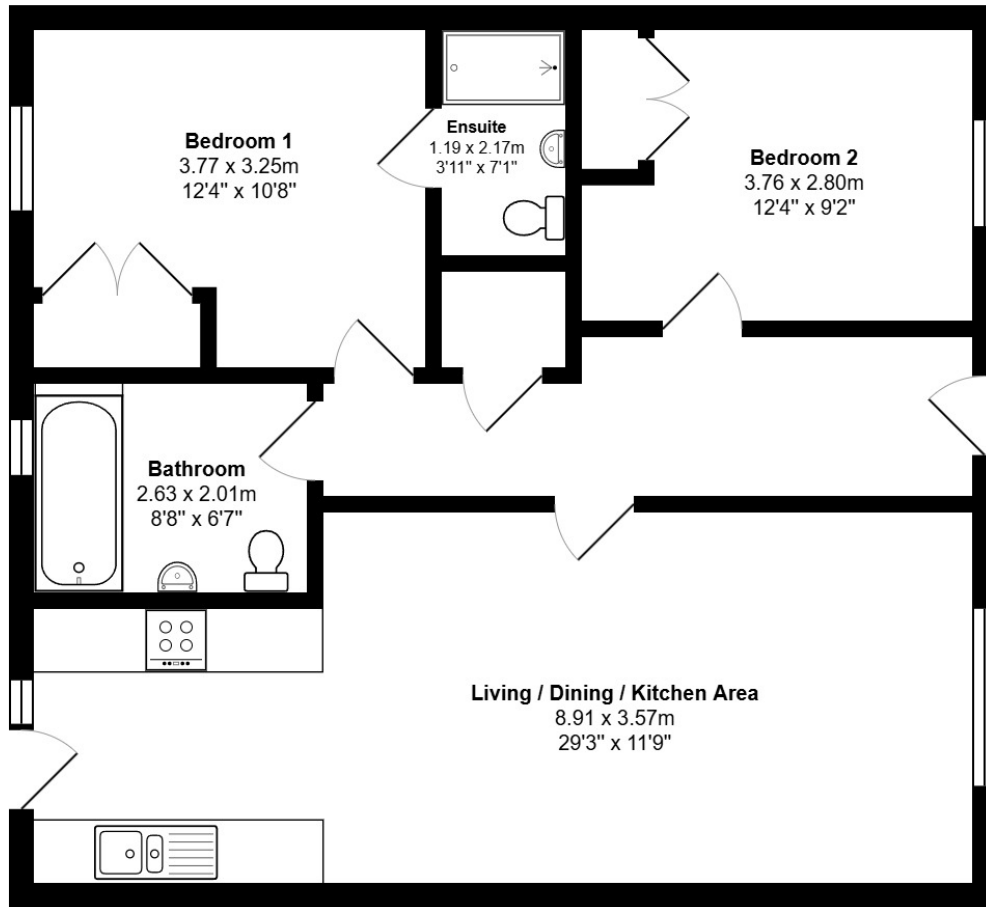
The remaining 75% share of the property is owned by Castle Rock Edinvar Housing Association. Any new purchaser must meet the eligibility criteria for Shared Ownership and will be required to undergo a financial assessment and approval by the Association. At the time of writing, a monthly occupancy payment of £303.67 is payable to the Association.

In addition, there is a variable quarterly payment to the Property Factor to cover the upkeep of the communal areas.

EXTERNALS

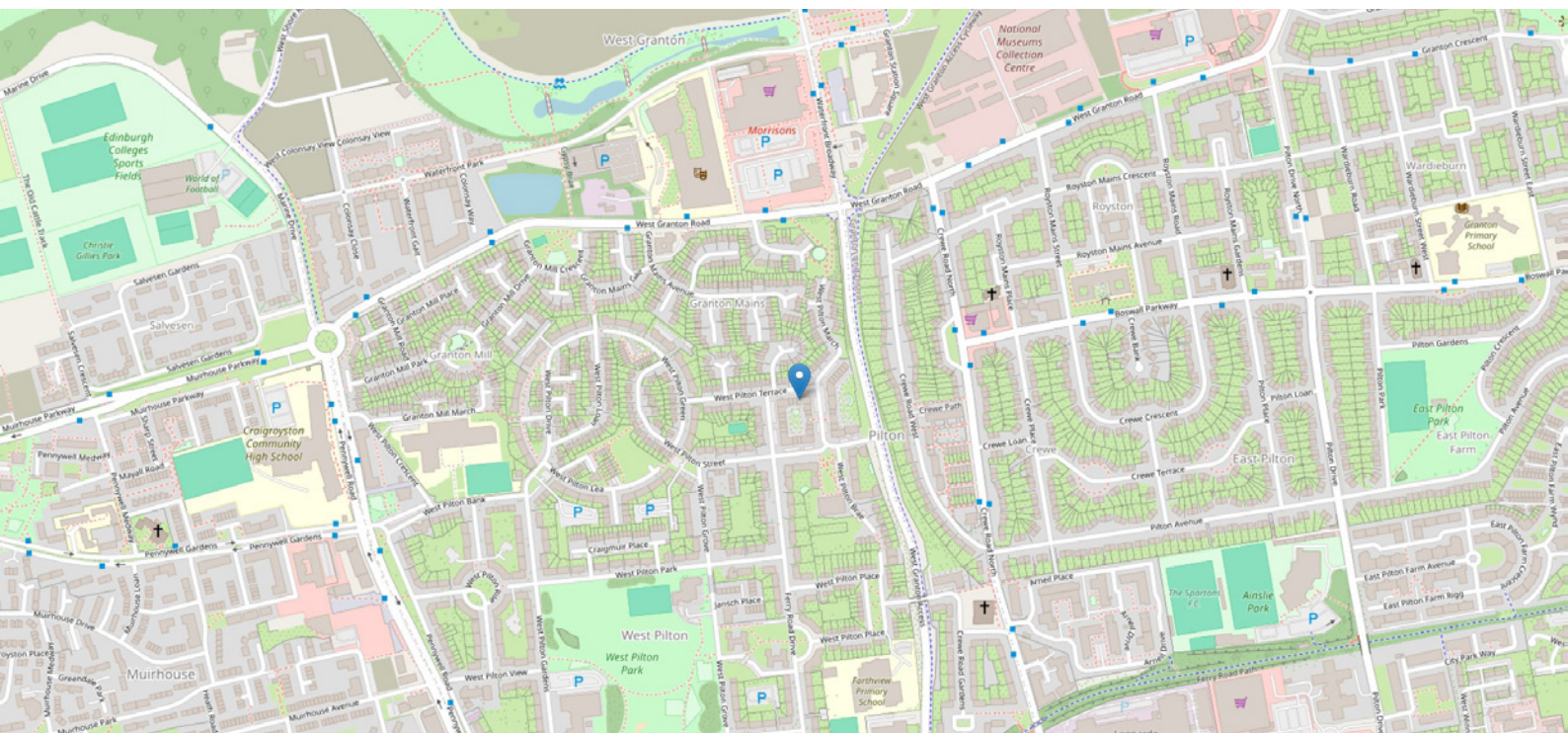


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 72m² | EPC Rating: B



THE LOCATION

West Pilton Terrace is situated within the popular Pilton area of north Edinburgh, offering excellent access to local amenities and convenient transport links into the city centre. The property is ideally positioned close to Ferry Road and Queensferry Road, providing easy travel throughout Edinburgh as well as quick connections to the City Bypass, M8, M9 and Queensferry Crossing.





The area benefits from a wide range of everyday amenities including supermarkets, local shops, cafés, schools and healthcare facilities, with nearby retail offerings at Crewe Toll and Craighleith Retail Park. Outdoor leisure opportunities are also close at hand, with parks, green spaces and scenic coastal walks available at nearby Silverknowes and Cramond.

Excellent public transport services operate nearby, offering regular bus routes to Edinburgh city centre, Haymarket, Leith and surrounding areas, making the location ideal for both commuters and first-time buyers alike.

West Pilton Terrace combines practical city living with strong local amenities and excellent connectivity, making it an increasingly popular residential location within Edinburgh.



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