




McEwan Fraser Legal

Solicitors & Estate Agents

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81 Pilton Avenue

EDINBURGH, EH5 2HR

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The property is located in the Pilton area which lies in a north-western 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 ten-minute 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 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.

An excellent opportunity has arisen to acquire this well-located two bedroom self-contained flat, situated within the Pilton area of Edinburgh. Viewing of this property is highly recommended.

Internally, the accommodation is in good order and briefly comprises: entrance hallway, with an under-stair storage cupboard, a lounge with access to the garden via the patio doors, a modern, partially tiled kitchen, benefiting from an extractor fan, a four gas hob, oven, a large double bedroom, with ample space for furniture, a further double bedroom, fully tiled bathroom, benefiting from an over-head shower, bath and fitted units.

This property also benefits from gas central heating, full double glazing, more than adequate on-street parking to accommodate for visitors and private, well maintained, garden grounds to the front and rear of the property. The rear garden is enclosed and privately secure for great entertainment with kids or pets.

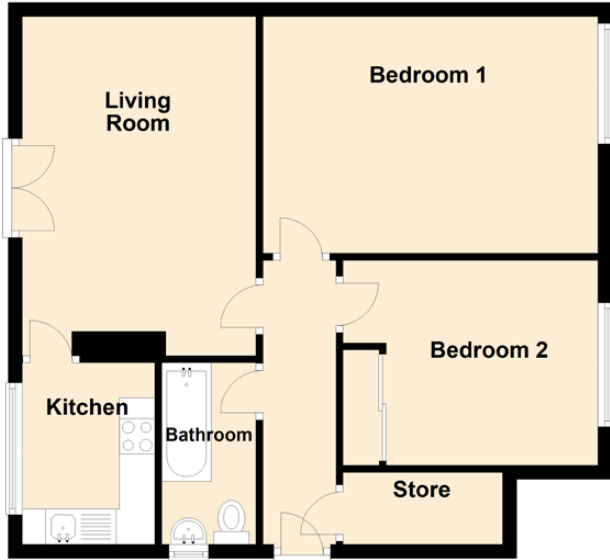


IDEALLY PLACED FOR SHOPPING, TRANSPORT, EDUCATIONAL AND RECREATIONAL FACILITIES



SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



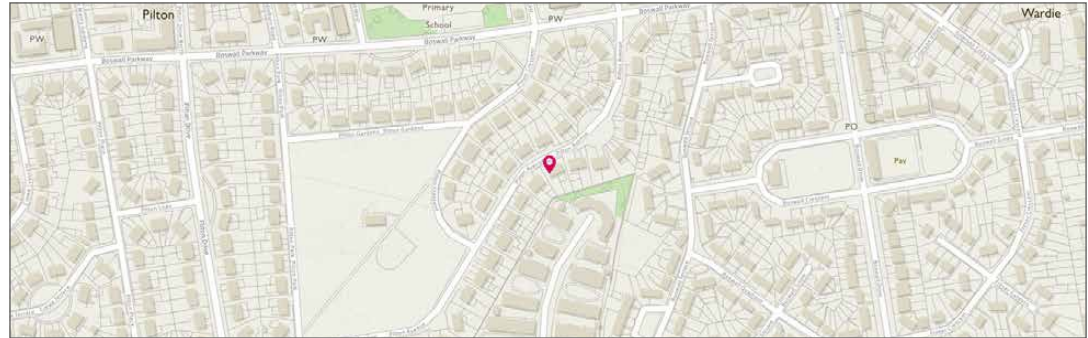
Approximate Dimensions (Taken from the widest point)

Living Room	4.80m (15'9") x 3.30m (10'10")
Kitchen	2.57m (8'5") x 1.87m (6'2")
Bedroom 1	4.73m (15'6") x 3.35m (11')
Bedroom 2	3.60m (11'10") x 2.90m (9'6")
Bathroom	2.57m (8'5") x 1.35m (4'5")

Gross internal floor area (m²): 63m²

EPC Rating: C

Extras (Included in the sale): Selected light fittings, floor fittings, curtains and blinds. However other items may be made negotiable.




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Text and description
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Surveyor



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Photographer



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Designer