

# 1/4 West Pilton Rise

PILTON, EDINBURGH, EH4 4DX



*Immaculately presented two-bedroom, first-floor flat in Pilton, a popular residential area*



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McEwan Fraser Legal is delighted to present this immaculately presented two-bedroom, first-floor flat in Pilton, a popular residential area close to schools, amenities and commuter links. The property is likely to appeal to first-time buyers and rental investors alike. The property is in true walk-in condition.

# THE LOUNGE



The accommodation comprises an entrance hallway giving direct access to all other rooms. The large lounge has space for dining, laminate flooring and two windows filling the room with natural light.



# THE KITCHEN



The fitted kitchen has white wall and base units, white splash back tiling and space for white goods.

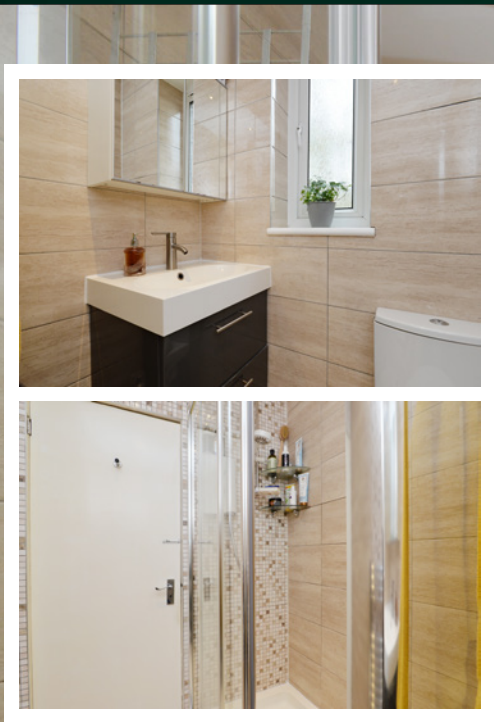






There is a generous double bedroom with built-in storage, laminate flooring and ample space for free-standing furniture; a further double bedroom offers space for furniture and an aspect of the front garden area. The shower room has wet wall boards and a three-piece white suite.

# THE SHOWER ROOM





# BEDROOM 1





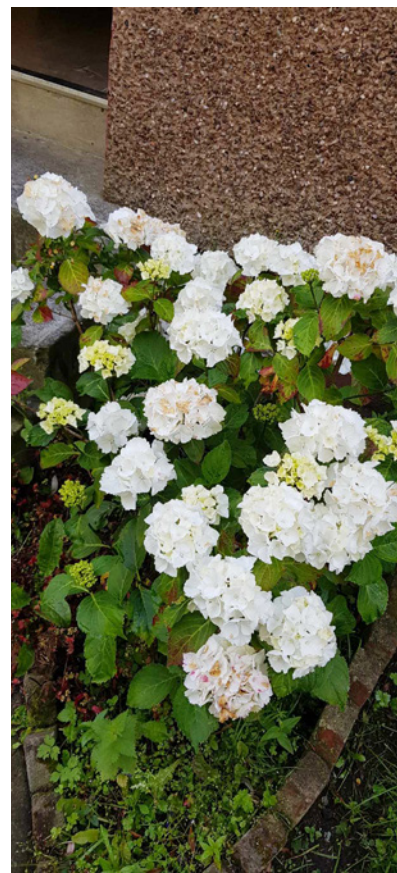
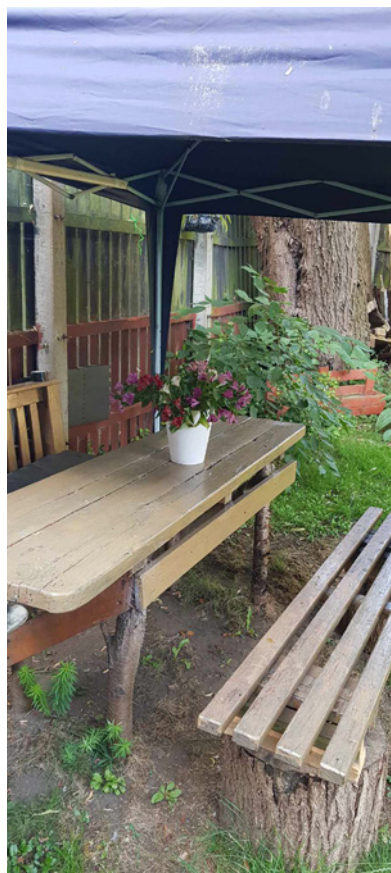
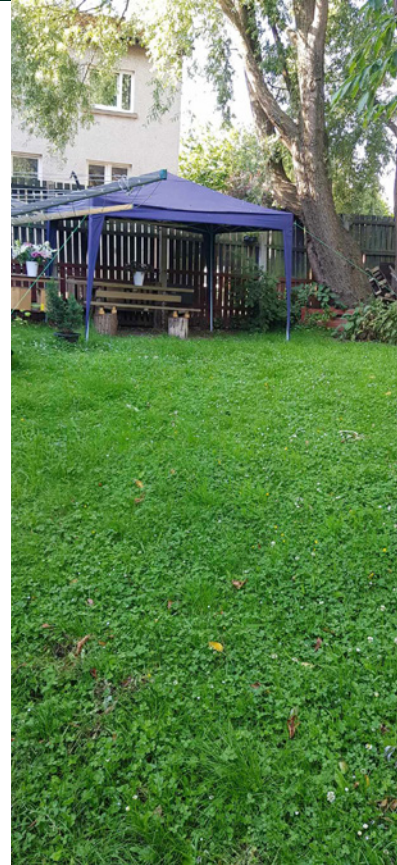
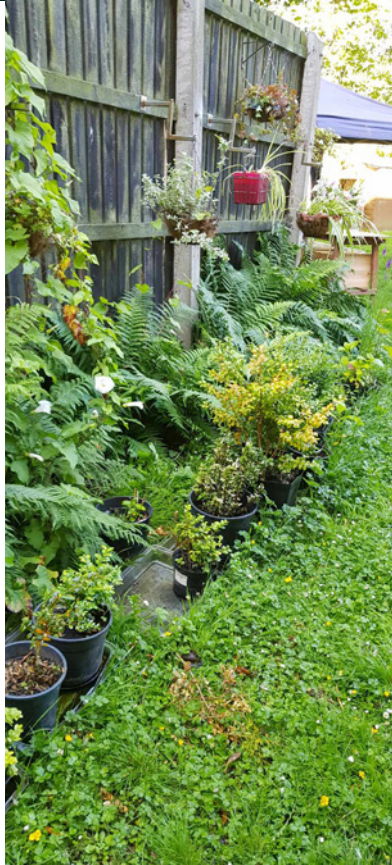
# BEDROOM 2





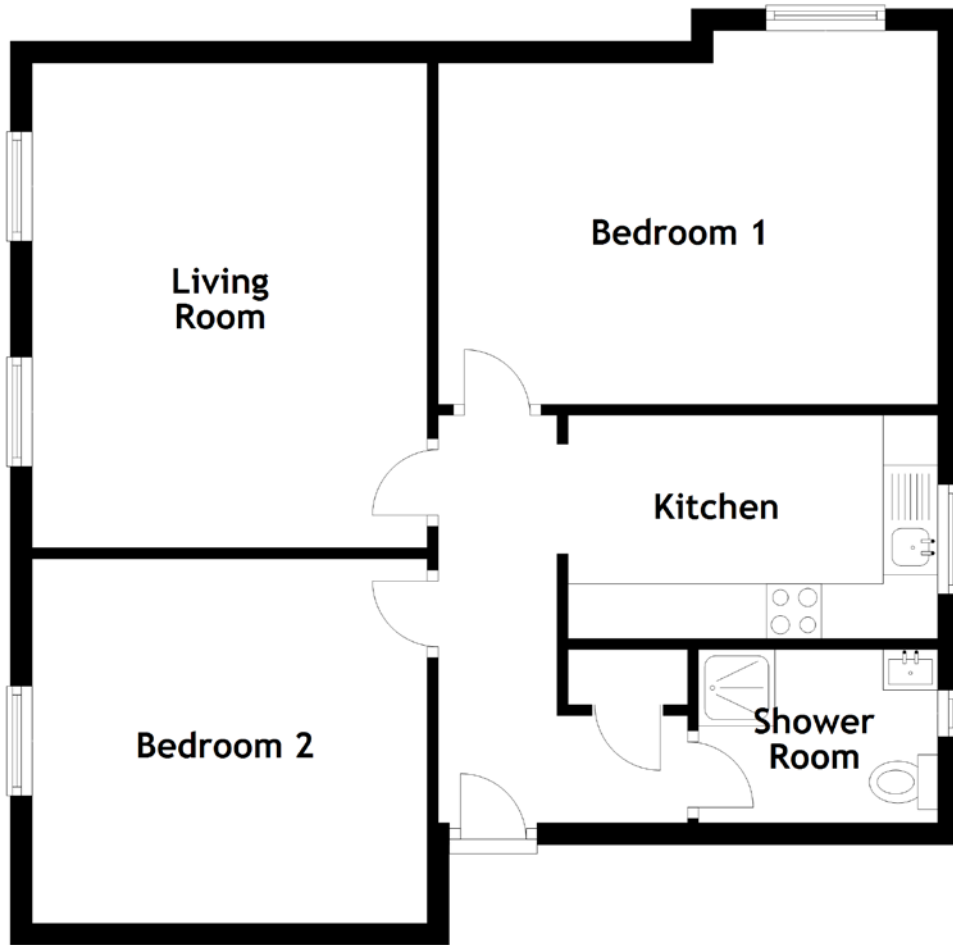
On-street parking is available for residents and visitors. The property benefits from communally shared gardens to the front and the rear, both mostly laid to lawn.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

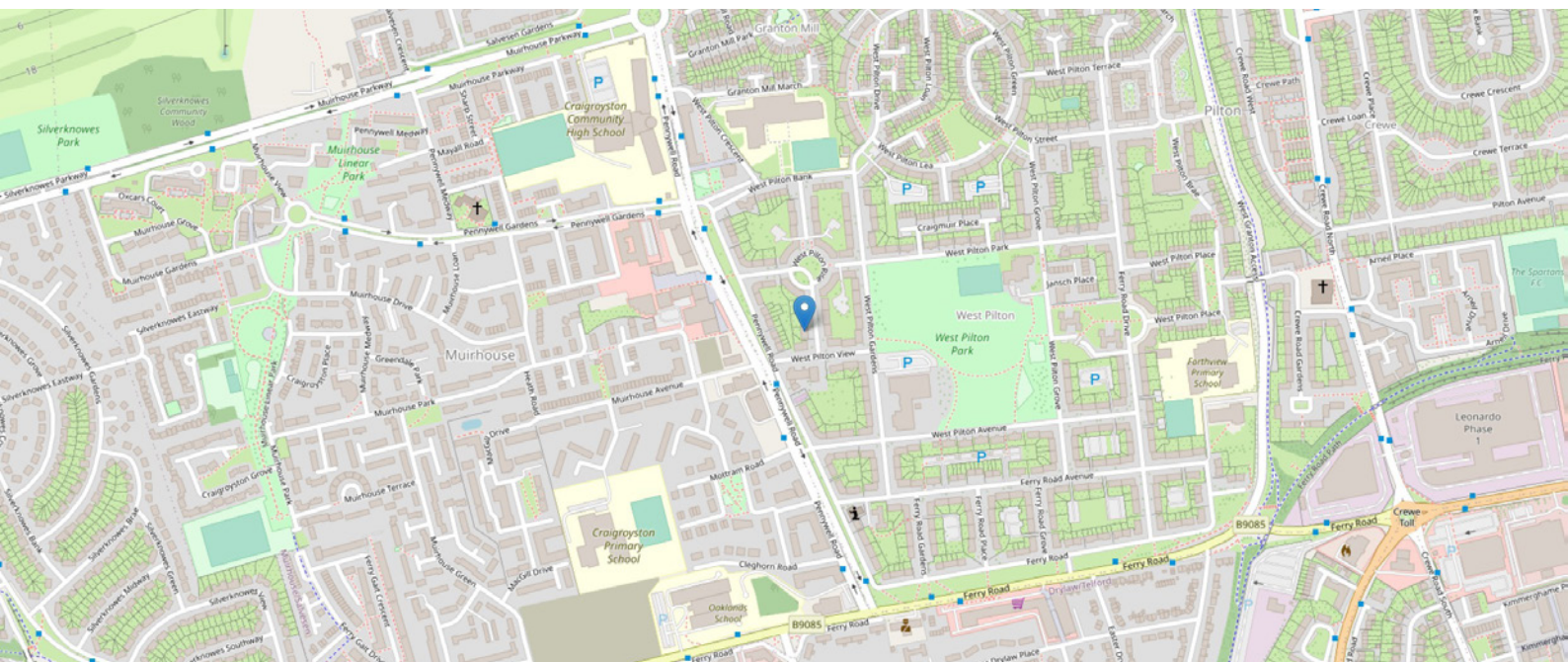


Approximate Dimensions (Taken from the widest point)

Living Room 4.43m (14'6") x 3.61m (11'10")  
 Kitchen 3.38m (11'1") x 2.04m (6'8")  
 Shower Room 2.19m (7'2") x 1.58m (5'2")

Bedroom 1 4.57m (15') x 3.41m (11'2")  
 Bedroom 2 3.61m (11'10") x 3.33m (10'11")

Gross internal floor area (m<sup>2</sup>): 63m<sup>2</sup>  
 EPC Rating: D





# 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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