

# 31/6 West Pilton Gardens

EDINBURGH, EH4 4EF



*SPACIOUS THREE-BEDROOM  
TOP-FLOOR FLAT*



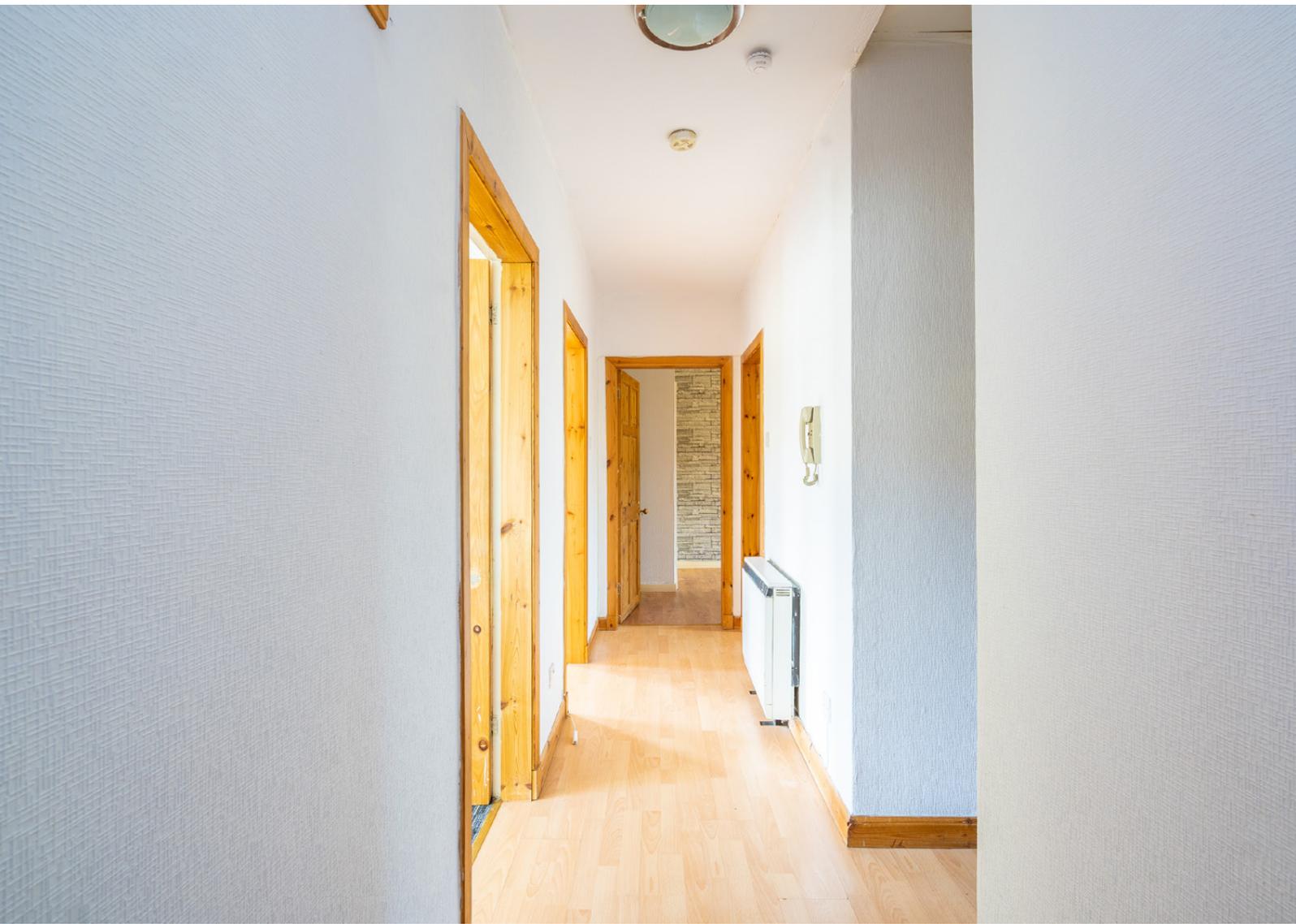
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McEwan Fraser is delighted to present this spacious three bedroom top floor flat to the market. Offered to the market in good order, this would be an ideal first-time buy or sound buy-to-let investment.

The property is situated in West Pilton within a short walk of a wealth of amenities including schooling from nursery to secondary level, shops, library, gym and GP. Excellent local bus services provide swift access to the city centre and surrounding areas.

The light and airy accommodation includes: hallway, spacious lounge, kitchen, three double bedrooms and bathroom with white suite.

Benefits include double glazing and electric heating. There is a communal rear garden and plenty of on-street parking.

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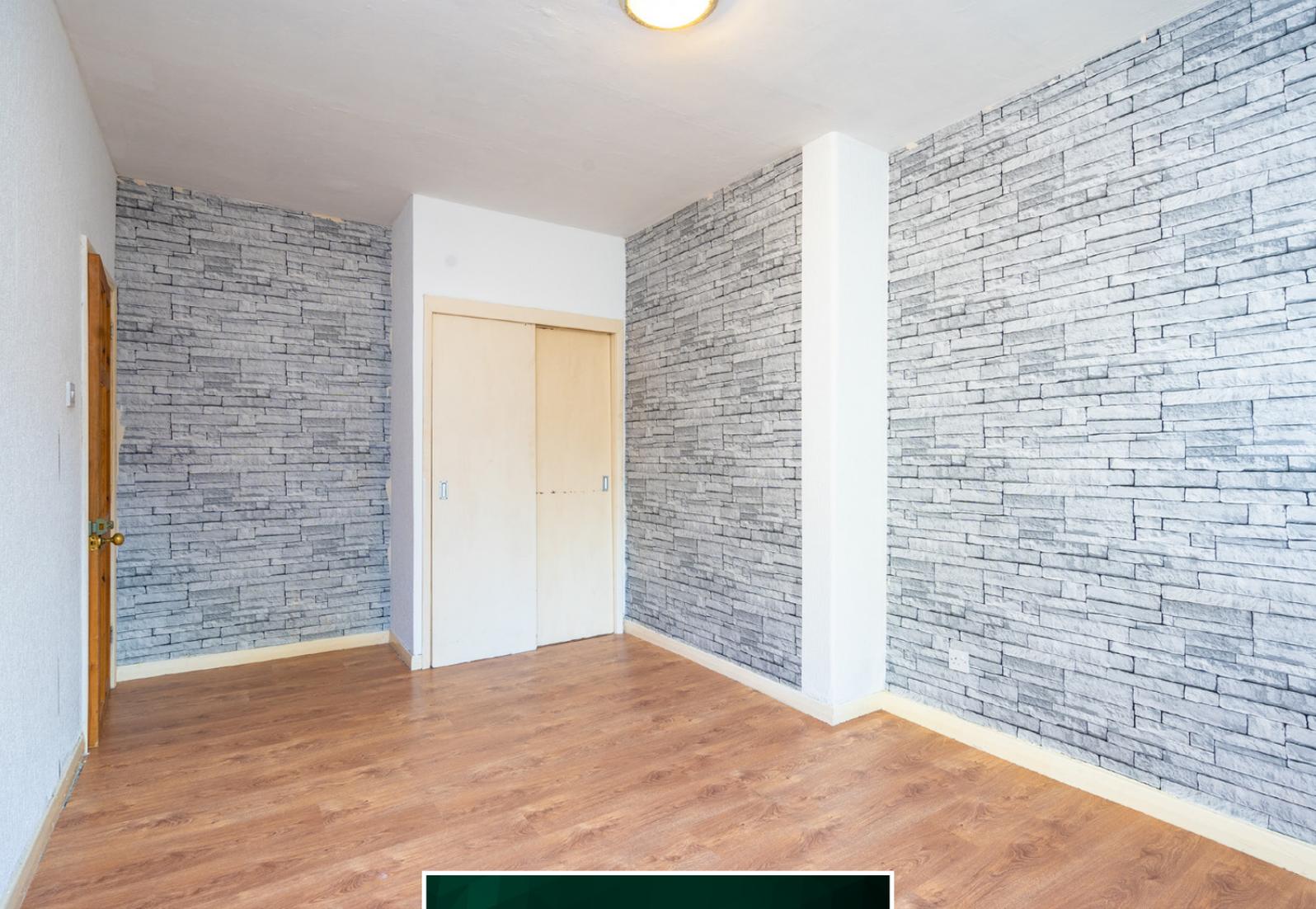


**The Lounge**









**Bedroom 1**





**Bedroom 2**

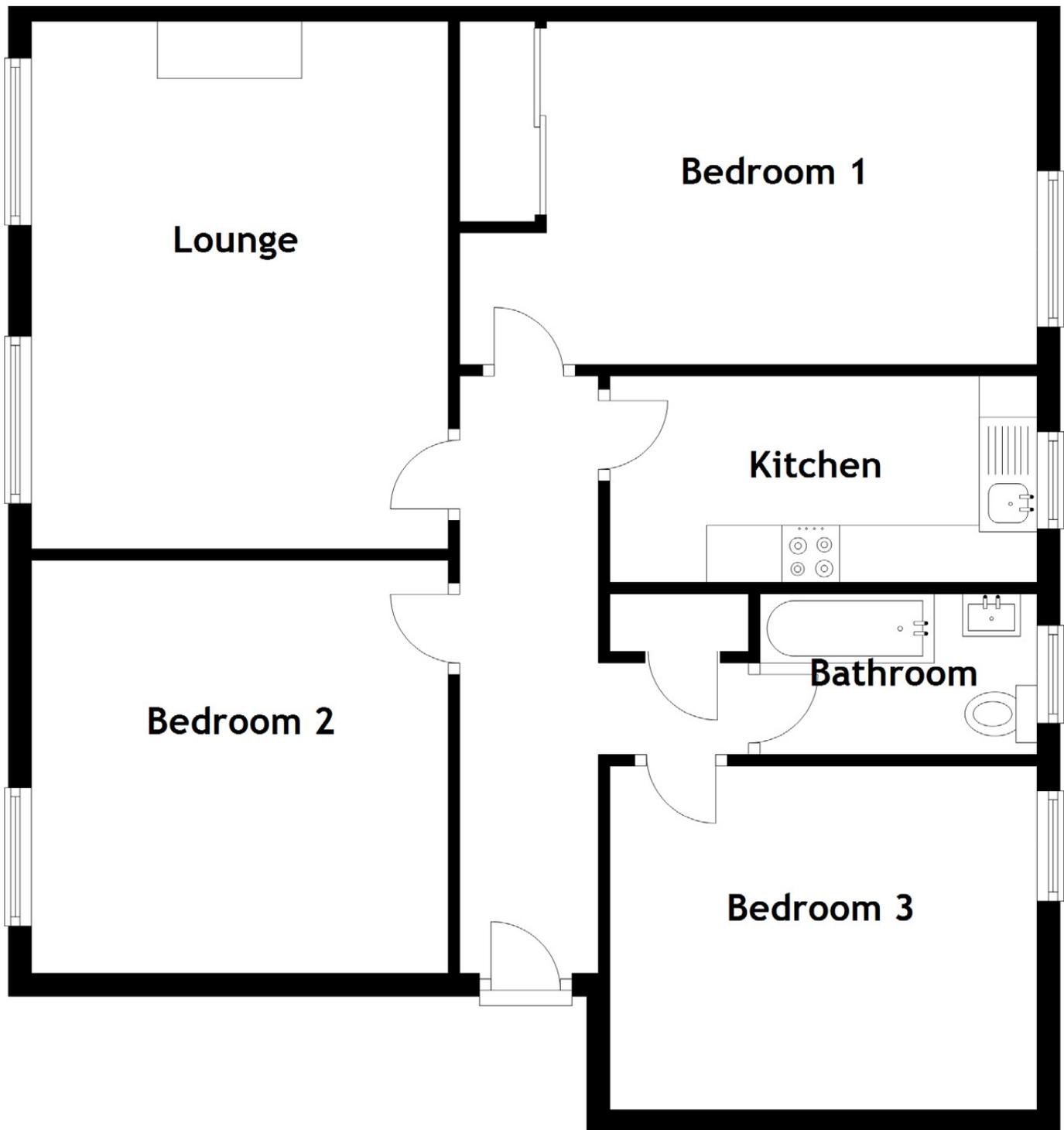




**Bedroom 3**







**Approximate Dimensions**

(Taken from the widest point)

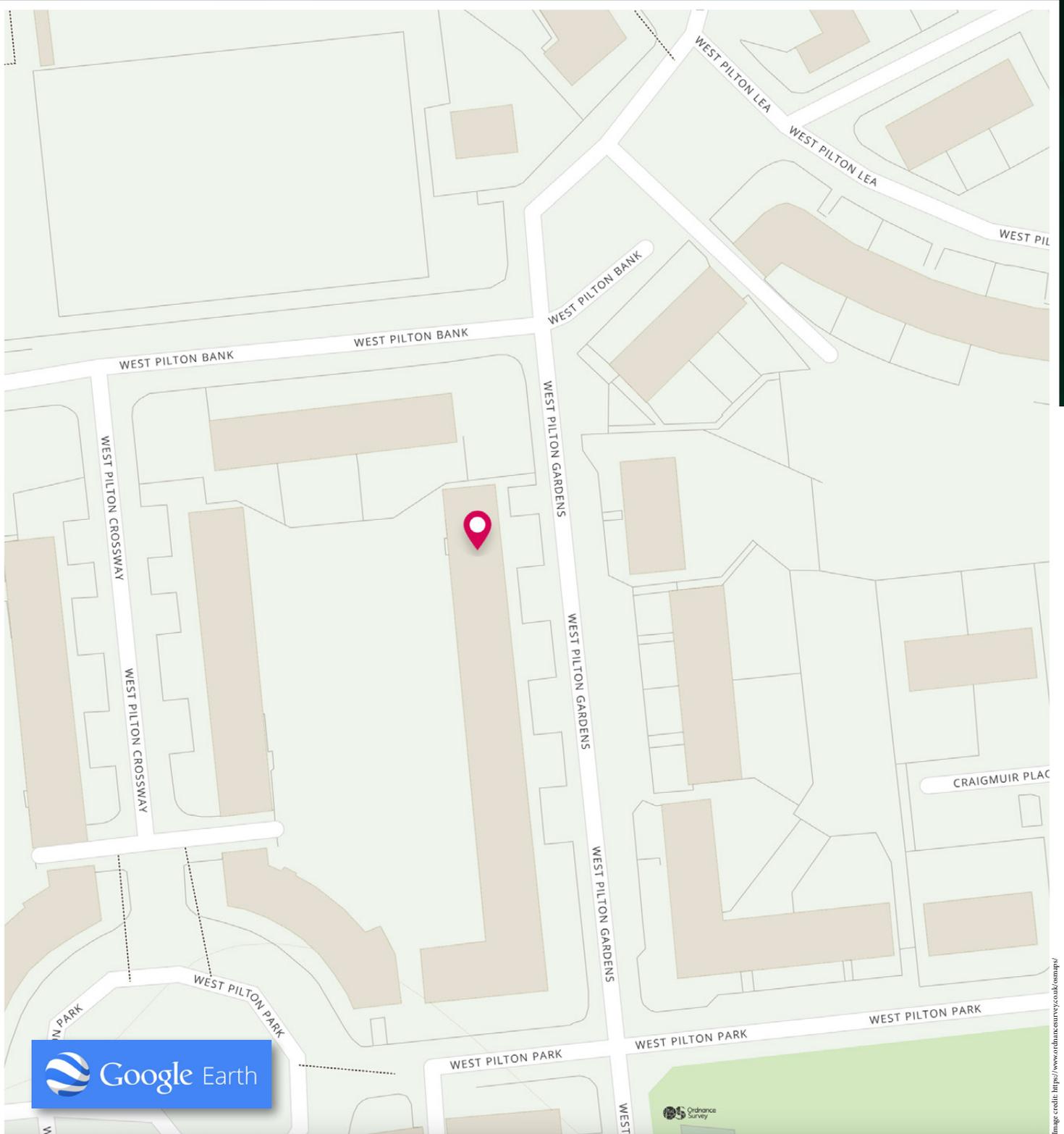
Lounge	4.60m (15'1") x 3.61m (11'10")	Bathroom	2.40m (7'10") x 1.40m (4'7")
Kitchen	3.70m (12'2") x 1.80m (5'11")	Gross internal floor area (m <sup>2</sup> ): 76m <sup>2</sup>	
Bedroom 1	5.00m (16'5") x 3.00m (9'10")	EPC Rating: F	
Bedroom 2	3.61m (11'10") x 3.60m (11'10")		
Bedroom 3	3.70m (12'2") x 3.00m (9'10")		





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

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