

# 30 West Pilton Loan

PILTON, EDINBURGH, EH4 4EZ



*BEAUTIFULLY PRESENTED THREE BEDROOM,  
SEMI-DETACHED HOUSE*



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McEwan Fraser Legal is delighted to present to the market this beautifully presented three-bedroom, semi-detached house, presented to the market in walk-in condition. The size and internal condition make this a highly desirable property for any purchaser. The house has been designed to maximise the natural available light to create a modern ambience and has been decorated throughout with a contemporary theme. As one would expect, room dimensions are generous and the accommodation has been arranged to offer both flexibility and individuality.

Internally this accommodation is in excellent decorative order, briefly consisting of on the ground floor an entrance vestibule providing access to the living room with a handy storage cupboard. The lounge is flooded with natural light thanks to a window looking out the front of the building and provides plenty of space for furniture configurations.

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# The Lounge







The immaculate fully fitted kitchen with wall and base units is sure to appeal to the aspiring chef. This space is flooded with natural light thanks to a large window to the rear, and double French doors. The kitchen is open-plan to the dining space which is part of a side and rear, single story extension. This room also provides access to the rear garden which has been newly landscaped and provides the perfect space to relax in during the summer months.

Lastly on the ground floor, there is a large double bedroom which also has an en-suite shower room.









Bedroom 1





On the first floor a landing providing access to two double bedrooms and bathroom. The master bedroom has built-in sliding wardrobes as well as fitted surround bed wardrobes. Bedroom two also allows ample space for furniture arrangements. A three-piece family bathroom with shower over bath completes the internal accommodation.

This property also benefits from, gas central heating, full double glazing, mono-block drive and garden to front with parking for two cars. The rear garden is laid to lawn with a slabed patio and has a large shed.





**Bedroom 2**



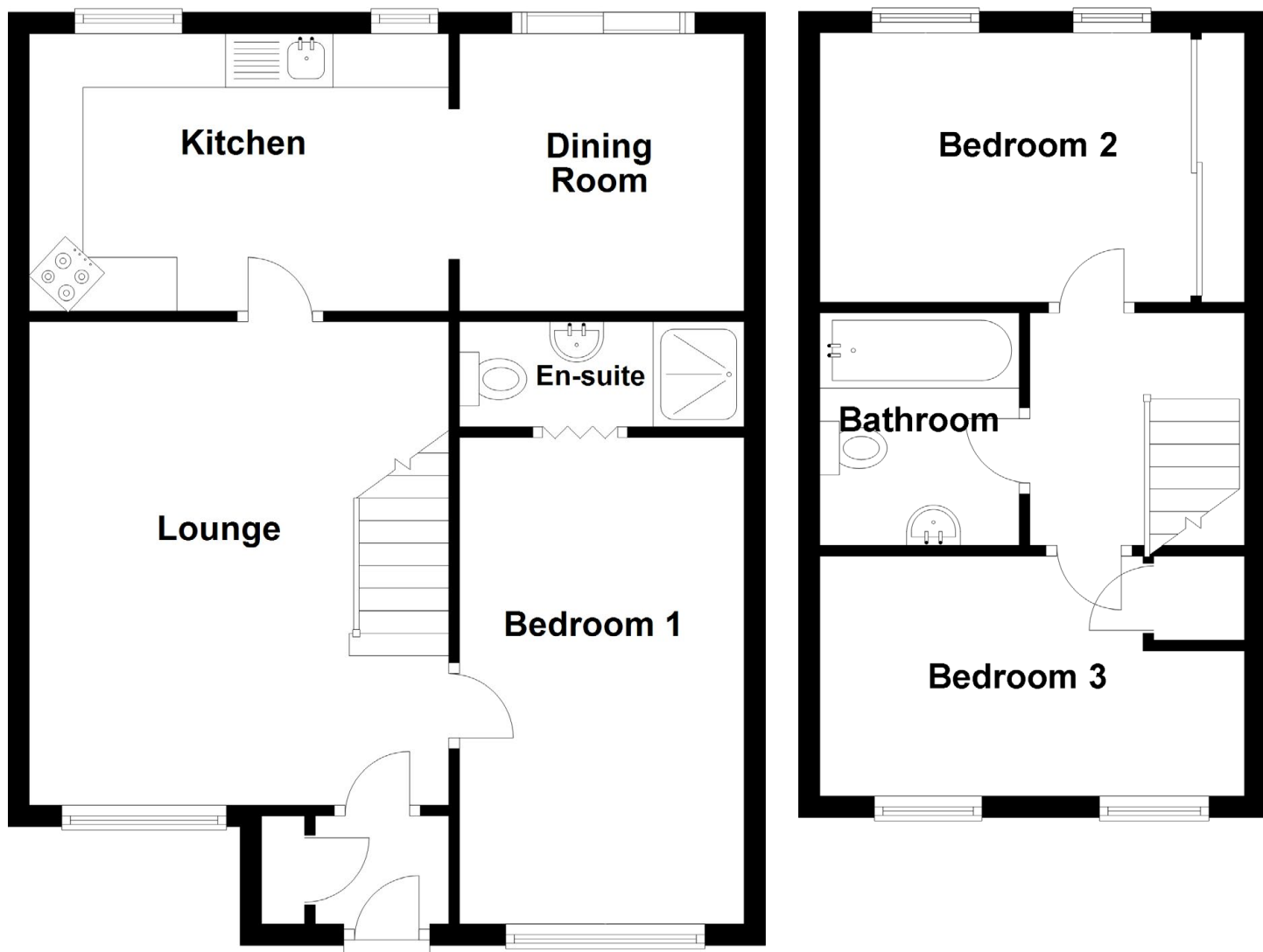




**Bedroom 3**







#### Approximate Dimensions

(Taken from the widest point)

Lounge	4.50m (14'9") x 3.98m (13'1")
Kitchen	3.90m (12'10") x 2.58m (8'6")
Dining Room	2.65m (8'8") x 2.58m (8'6")
Bedroom 1	4.53m (14'10") x 2.65m (8'8")
En-suite	2.39m (7'10") x 0.98m (3'3")
Bedroom 2	3.66m (12') x 2.51m (8'3")
Bedroom 3	3.95m (13') x 2.32m (7'7")
Bathroom	2.17m (7'1") x 1.85m (6'1")

Gross internal floor area (m<sup>2</sup>): 79m<sup>2</sup>

EPC Rating: C









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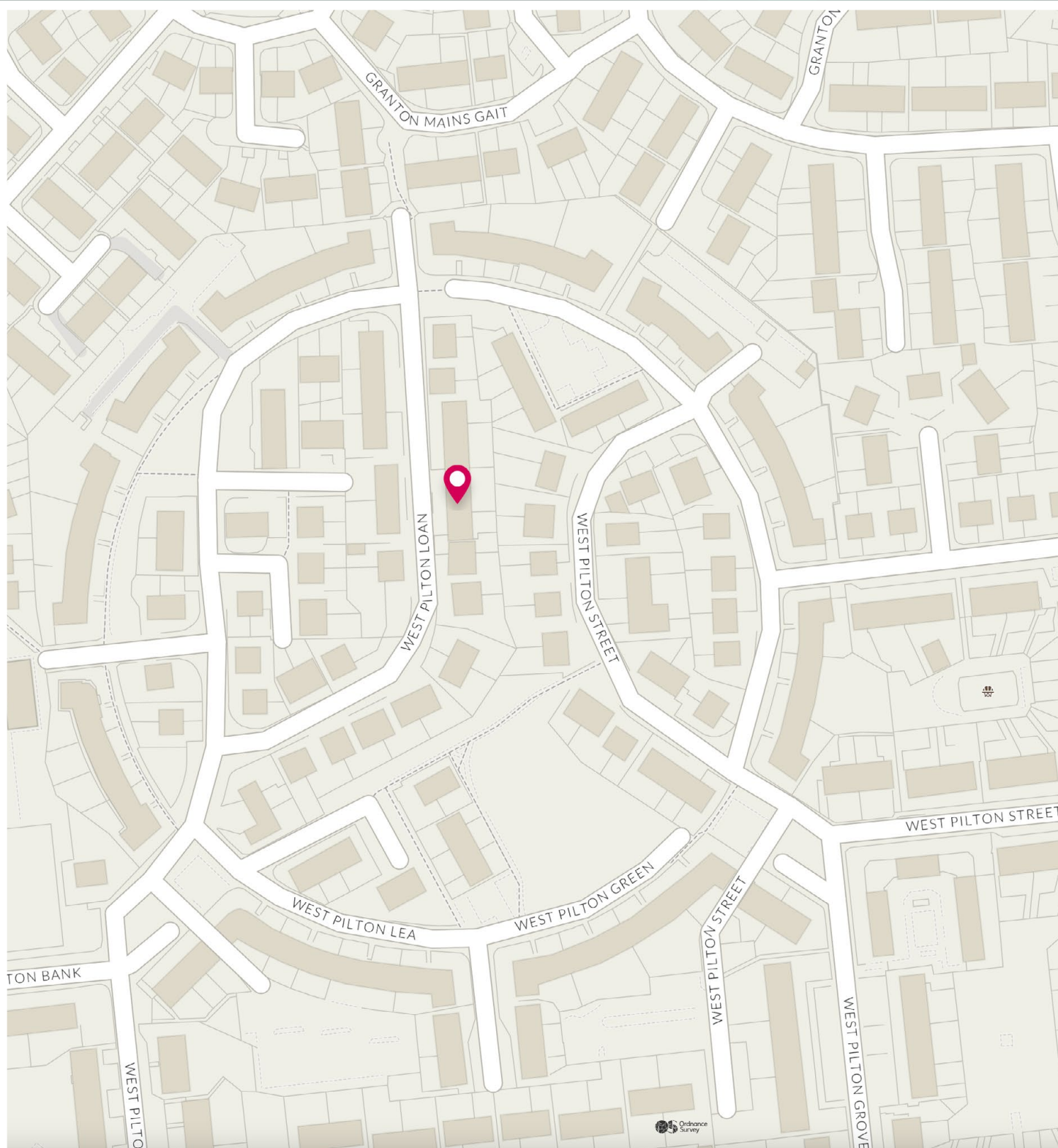
The property is located in the West Pilton area which lies in a north-eastern district of the city. The property is ideally placed for shopping, transport, educational and recreational facilities. There is an excellent bus service close to hand which will take you the short 10-minute journey into the City centre. Local shopping is within walking distance but for those whose needs are greater, a wider range of shops can be found nearby including Craigmile 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.

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## The Location





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