

18/5 Royston Mains Street

PILTON, EDINBURGH, EH5 1LB



WELL PRESENTED TWO BEDROOM TOP FLOOR FLAT WITH EXCELLENT RENTAL APPEAL



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McEwan Fraser Legal is delighted to present this well presented two bedroom top floor flat offers bright, comfortable accommodation and represents an excellent opportunity for a first time buyer or investor.

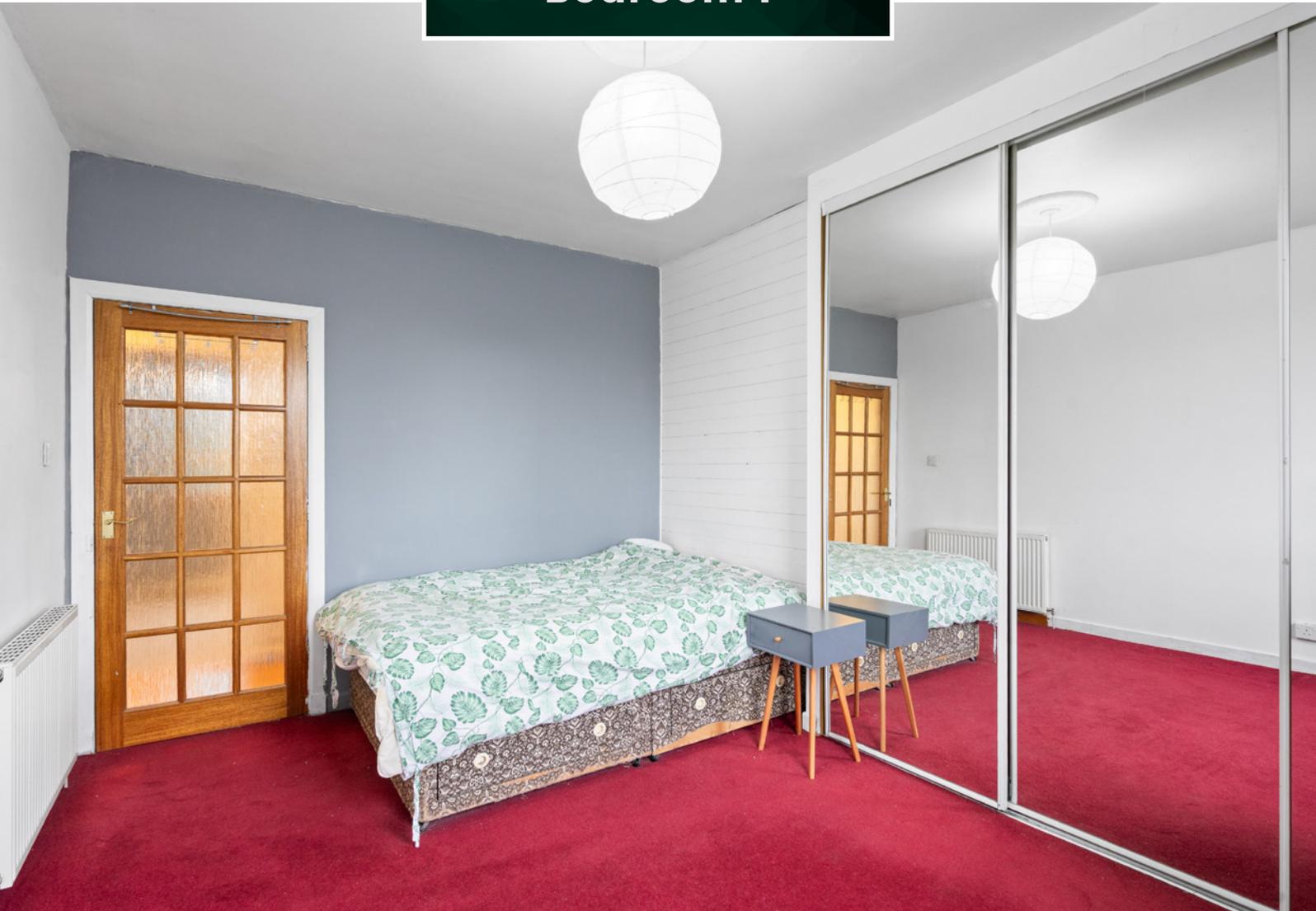
Situated within a popular residential development, the property is in good order throughout and provides a practical layout with well proportioned rooms. The living area is welcoming and filled with natural light, creating a pleasant space for relaxing or entertaining. The kitchen is functional and well maintained, offering ample storage and workspace. Both bedrooms are of a good size, providing flexibility for a guest room, home office or rental potential, while the bathroom is neatly presented and ready for immediate use.

The top floor position ensures a degree of privacy along with pleasant outlooks. Overall, this property offers a move in ready home with strong investment appeal in a convenient location close to local amenities and transport links. Early viewing is recommended to appreciate the value and potential on offer.



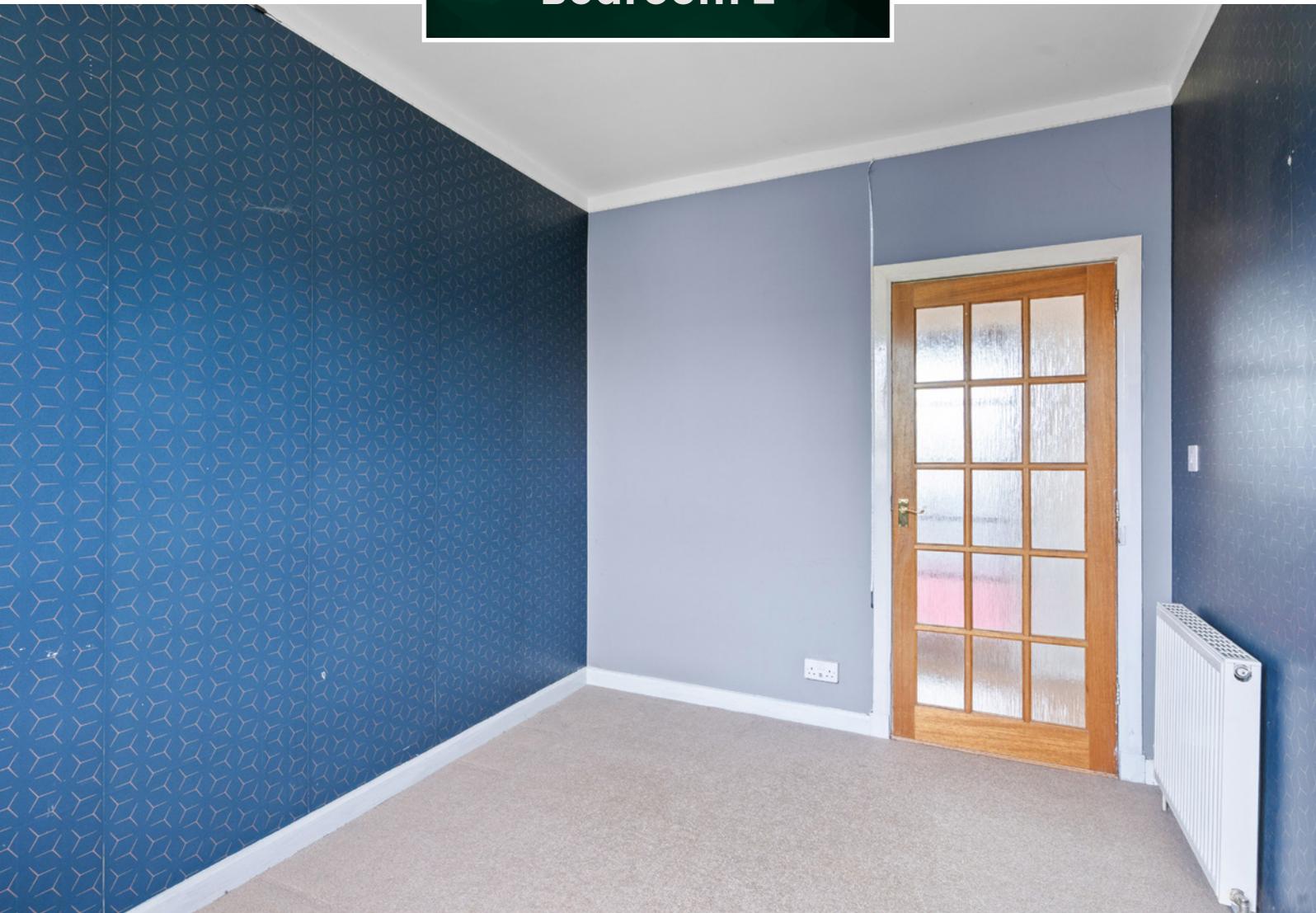


Bedroom 1

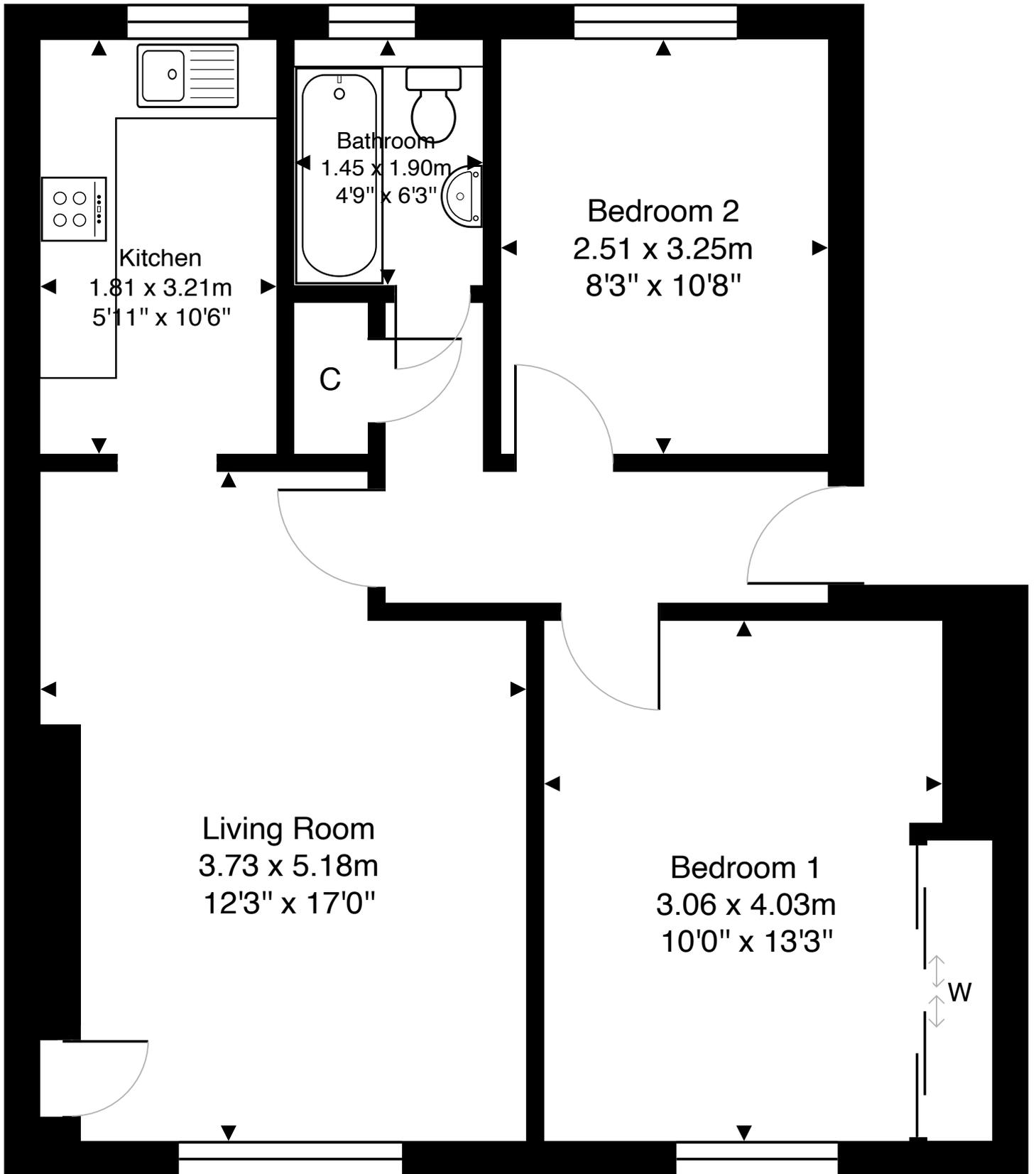




Bedroom 2







Gross internal floor area (m²): 57m²

EPC Rating: C

Floor Plan



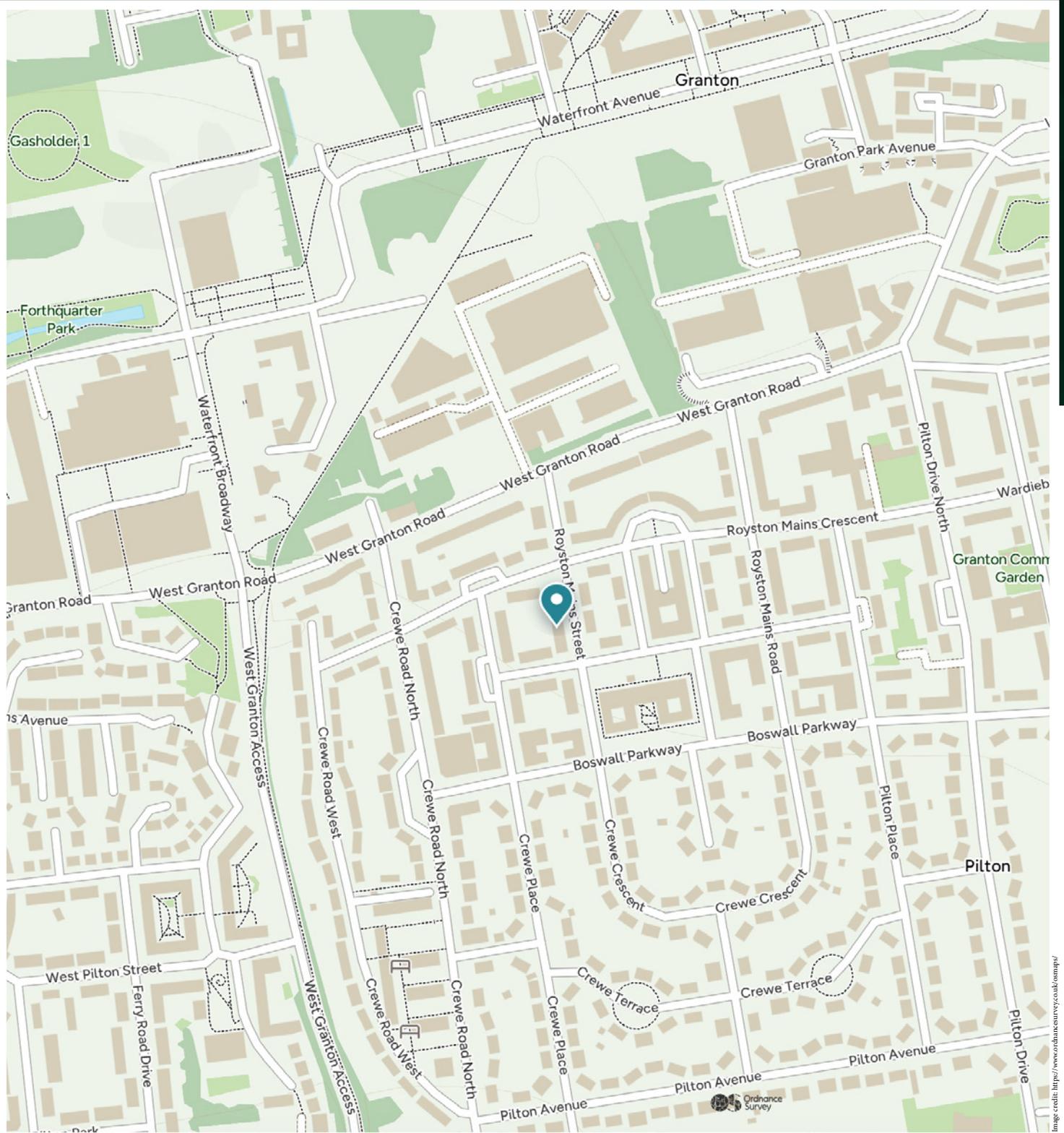


Pilton is situated to the northwest of the city centre and has local shops catering to everyday needs, and there are two Morrisons supermarkets nearby on Ferry Road and off West Granton Road. Further shopping is available at the Craighleith Retail Park with Sainsbury's supermarket, Marks and Spencer Simply Food, and various high street shopping outlets.

The property is also conveniently located for the Ainslie Park Leisure Centre with a swimming pool, Westwoods Health Club, the Western General Hospital, Fettes Edinburgh College. The open spaces of Inverleith Park and the Botanical Gardens are within easy reach, as well as the cycle path network leading to the city centre, Leith, and many other parts of the city.

There are good public transport links to the city centre and beyond, and the main motorway networks, the Edinburgh City Bypass, the Queensferry Crossing, and Edinburgh Airport are all easily accessible by car. Schooling is well represented from nursery to senior level.

The Location



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THE SUNDAY TIMES
THE TIMES



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