

12/5 West Pilton Rise

WEST PILTON, EDINBURGH, EH4 4UQ



*McEwan Fraser Legal is delighted to present
this two-bedroom flat in West Pilton*



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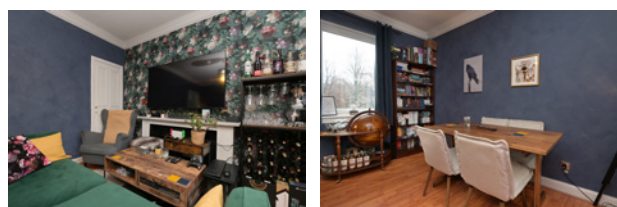


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McEwan Fraser Legal is delighted to present this two-bedroom flat in the convenient and well-established residential location of West Pilton. The property is presented in walk-in condition and offers well-balanced accommodation, making it suitable for a range of buyers, including first-time purchasers and investors.

THE LIVING ROOM



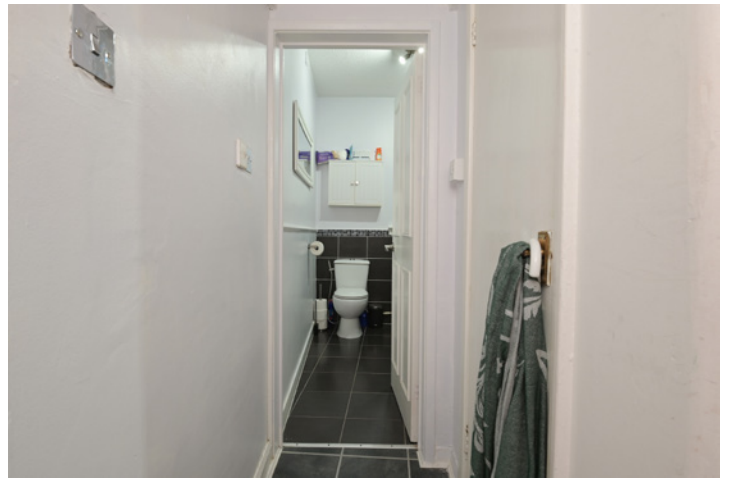
Inside, the property comprises a generously proportioned living room, laid out as a living/dining room, and benefiting from double-glazed windows which allow for good natural light and a comfortable living environment.

THE KITCHEN



The fully equipped kitchen is fitted with an electric hob, fan oven, and freestanding white goods, providing a practical and functional cooking space.





There are two well-sized bedrooms. The principal bedroom offers excellent space for furnishings, while bedroom two is also generously proportioned and benefits from a spacious built-in cupboard, providing valuable storage. The bathroom is fitted with a modern three-piece suite, including an electric shower, and is well-sized for everyday use. Additional storage is available within the hallway, which includes a cupboard housing the hot and cold water tanks, helping to keep the main living areas clutter-free.

THE BATHROOM



BEDROOM 1



BEDROOM 2

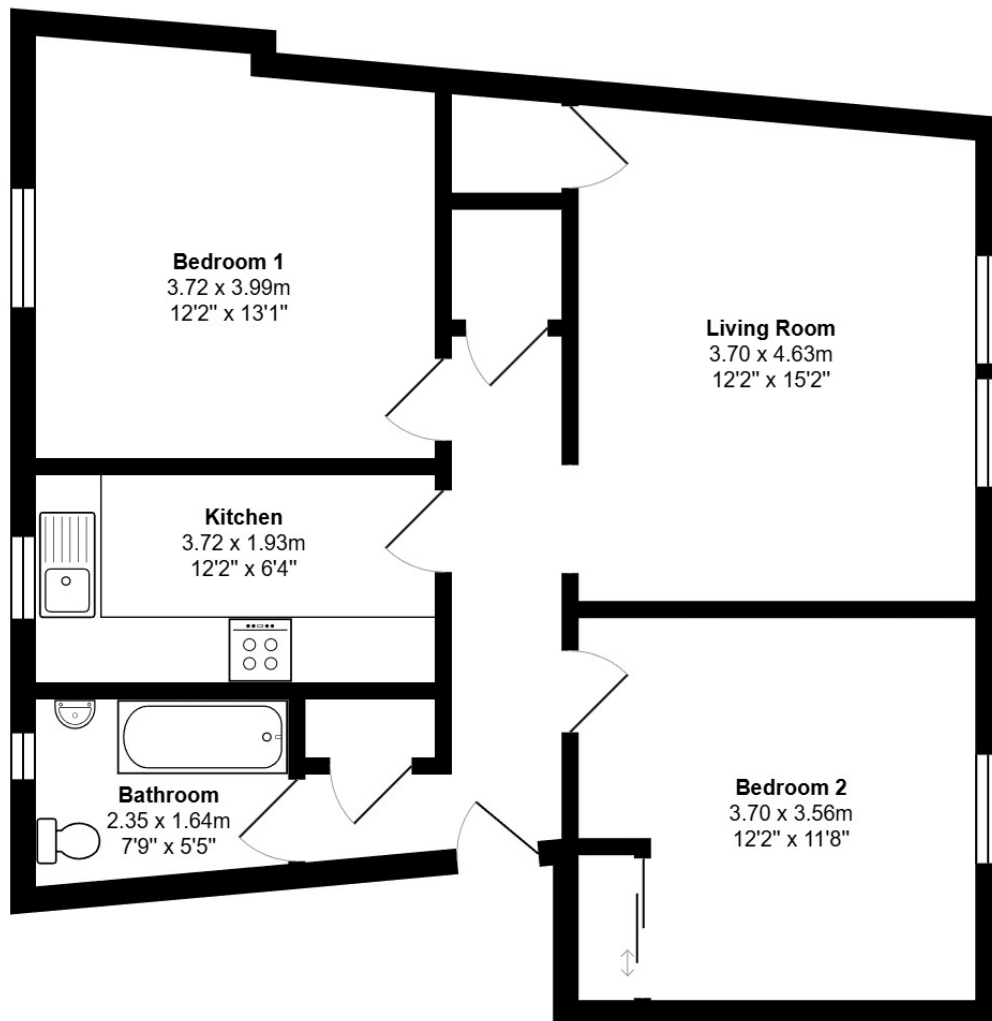


Externally, the property benefits from access to well-maintained communal gardens. On-street parking is available nearby and is free of charge. This is an excellent opportunity to acquire a well-presented flat offering comfortable accommodation, good storage, and shared outdoor space in a popular residential setting.

EXTERNALS

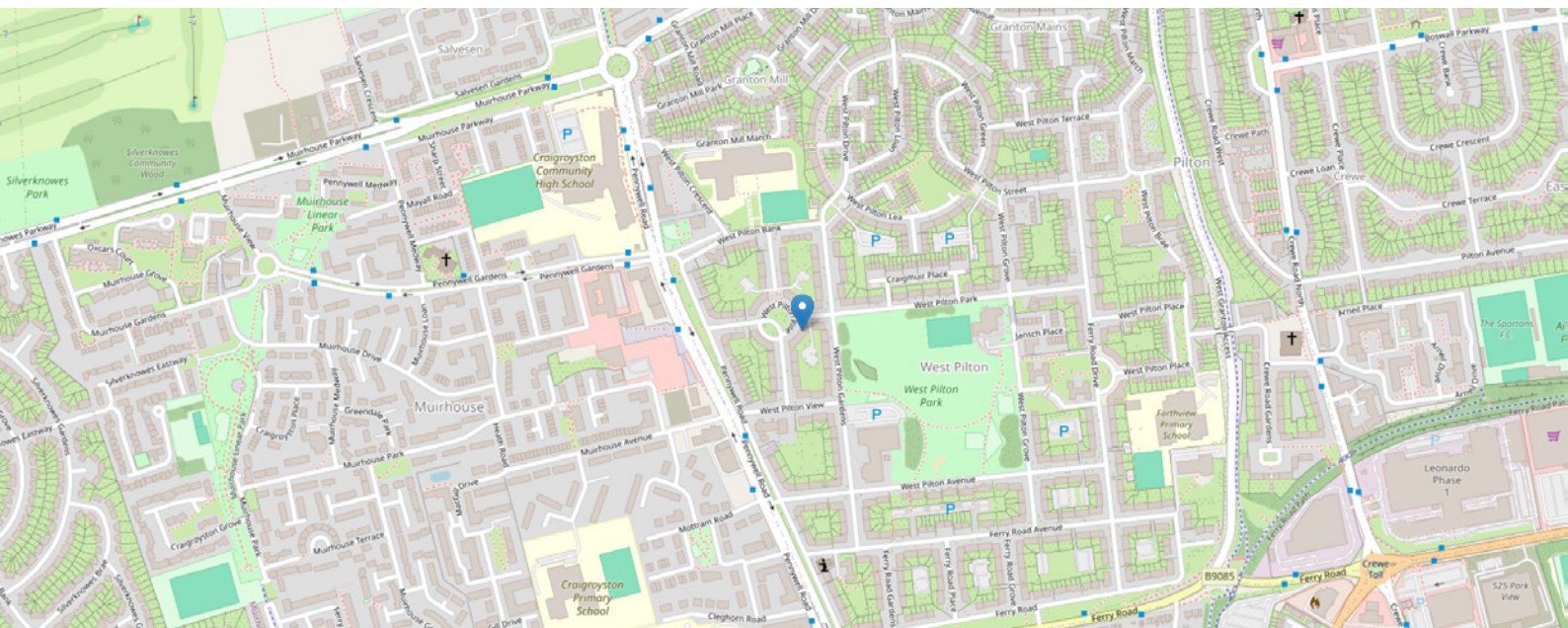


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 69m² | EPC Rating: C



THE LOCATION

West Pilton is a well-established residential area to the north of Edinburgh, offering a practical and convenient setting with excellent access to local amenities and transport links. The area is well-suited to a range of buyers, including first-time purchasers, families, and investors.





Residents benefit from a good selection of local shops, supermarkets, and everyday services nearby, with larger retail options available at nearby Craighleith Retail Park and Ocean Terminal. Outdoor and recreational opportunities are close at hand, with green spaces, parks, and cycle routes providing easy access to outdoor leisure and the wider city.

The area is well served by regular public transport services, offering straightforward access to Edinburgh city centre and surrounding districts. Road links are also convenient, with easy connections to the A90, Queensferry Crossing, and the wider motorway network, making West Pilton a practical choice for commuters.

Combining affordability with accessibility, West Pilton continues to offer strong value within the Edinburgh market, providing convenient city living with good local infrastructure.



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