20/1 West Pilton Rise,
Edinburgh, EH4 4UQ



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Located within the popular West Pilton area of Edinburgh is this well-proportioned ground floor flat which offers bright accommodation. The property benefits from gas central heating (new boiler installed 2024), double glazing and shared rear garden.

The accommodation includes a hallway with storage cupboard. The good sized lounge has window to the front, space for dining and shelved alcove with cupboard beneath. The kitchen has window to the rear and is fitted with a range of base and wall units with the oven, hob, hood, washing machine and fridge/freezer to remain. There is a double bedroom with window to the front. There is further double bedroom, with window to the rear, two storage cupboards and the corner desk will remain. Completing the accommodation is the bathroom with window the rear fitted with a three piece white suite with shower over the bath.

Externally there is a shared garden to the rear.

Early viewing of this lovely home is essential to fully appreciate the good sized accommodation.

Area Description

The property is within easy reach of the city centre. There are good amenities close at hand including local shops and schools, the Craigleith Retail Park and the Ainslie Park Recreational Centre. Ocean Terminal is also a short drive away. There are excellent public transport links providing easy and quick access to all areas of Edinburgh, particularly the city centre.









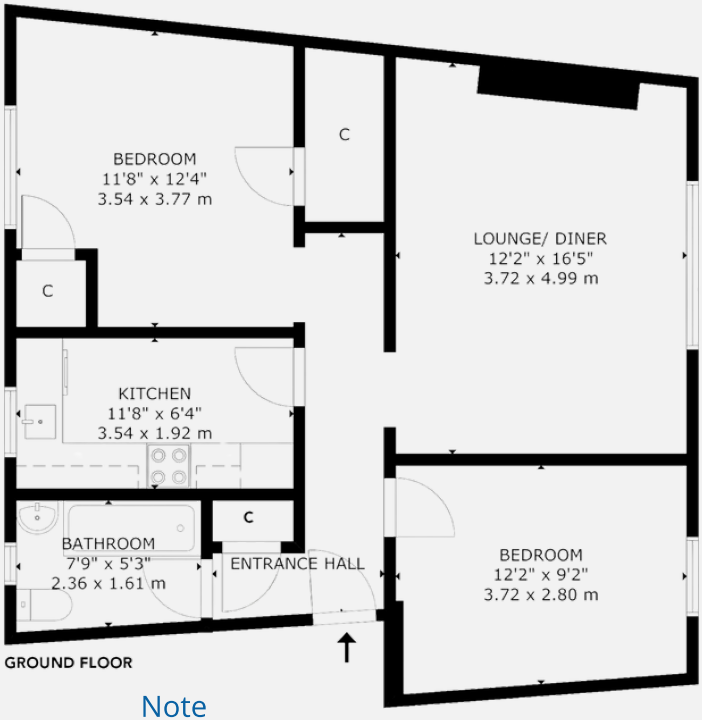












Accommodation

Lounge/Diner:	**3.7m x 5m (12'2" x 16'5")**
Kitchen:	**3.56m x 1.93m (11'8" x 6'4")**
Bedroom 1:	**3.7m x 2.8m (12'2" x 9'2")**
Bedroom 2:	**3.56m x 3.76m (11'8" x 12'4")**
Bathroom:	**2.36m x 1.6m (7'9" x 5'3")**

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

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