



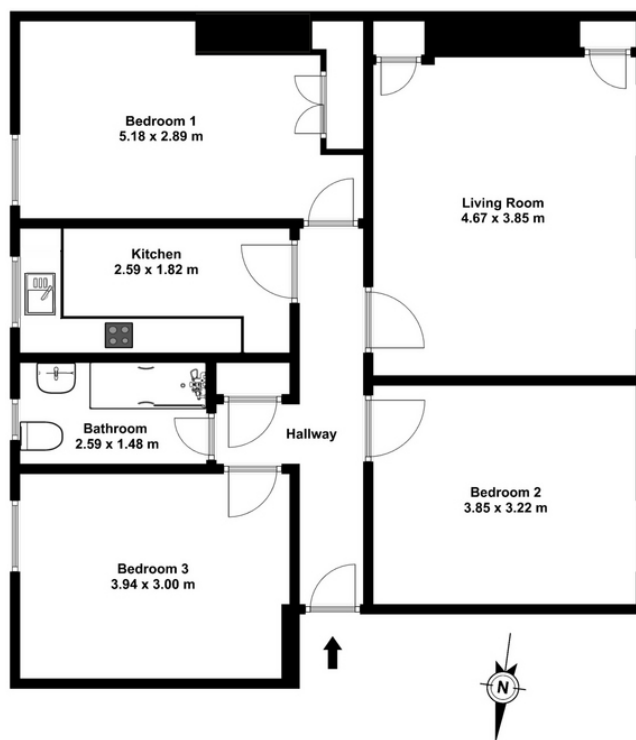
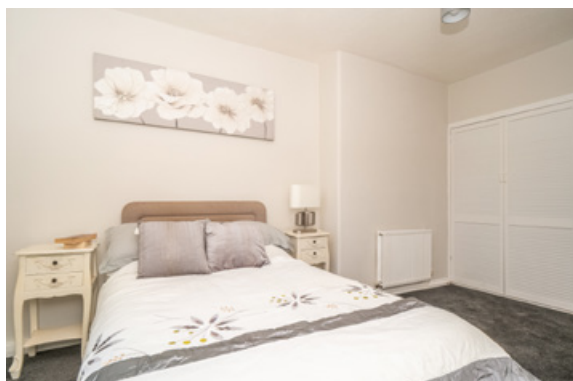
SMART



4/5 West Pilton Crossway, Edinburgh, EH4 4ED

Bright, spacious three bedroom top floor flat in established residential West Pilton area.

- Good condition throughout
- New décor and flooring
- Three bedrooms
- Shower over bath
- Electric central heating
- Double glazing
- Free parking
- EPC – D
- Council tax- B



Smart Property is a trading name of Temple & Co Solicitors, SC415576, Registered office: 1 St Colme Street, Edinburgh, EH3 6AA

#### DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.

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**espc**