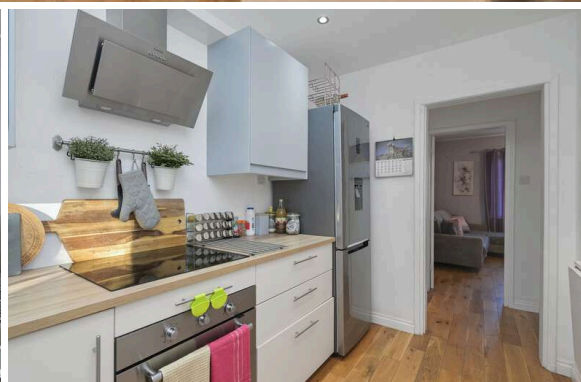
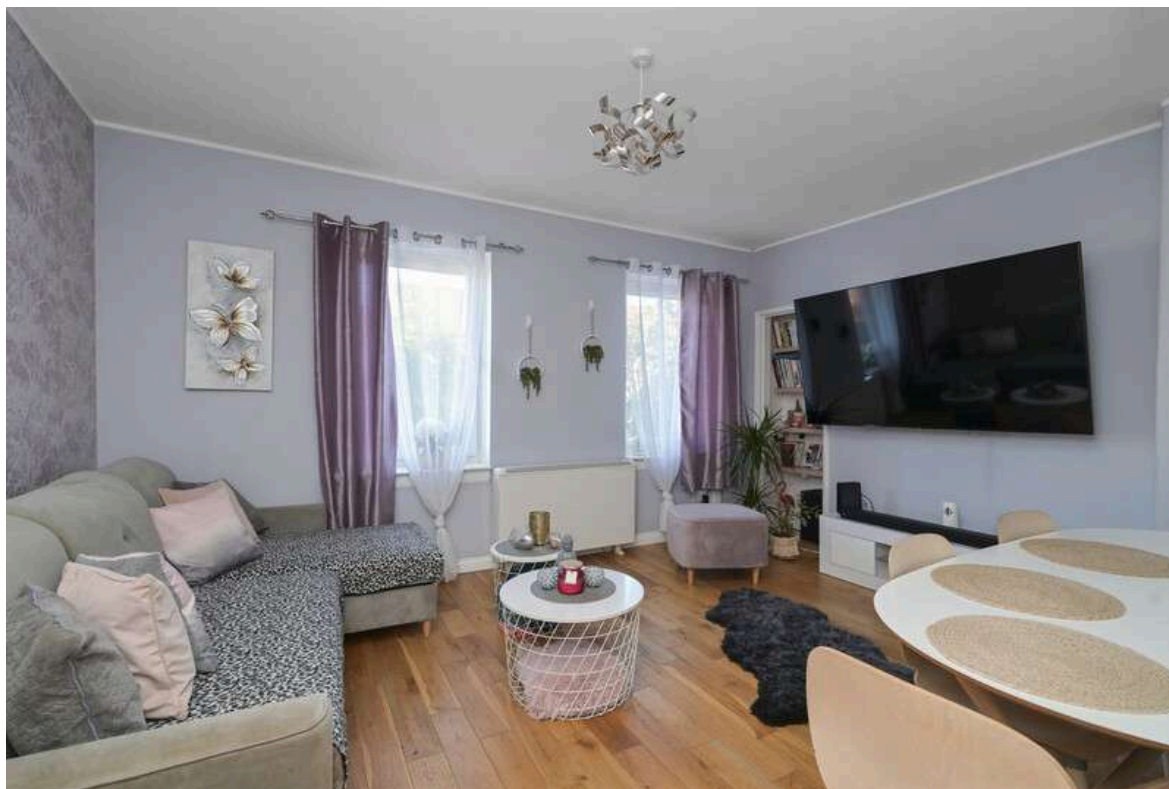




5/6 West Pilton Rise
CREWE | EDINBURGH | EH4 4DX


warners
solicitors & estate agents



5/6 West Pilton Rise

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Warners are pleased to offer this beautifully presented two-bedroom, second-floor flat located in the sought-after residential area of Pilton. Conveniently close to schools, amenities, and excellent transport links, this property is ideal for first-time buyers and rental investors alike, as it is in true move-in condition.

The accommodation features an entrance hallway providing access to all rooms. The spacious lounge, with wood flooring, offers ample room for dining and is filled with natural light from two large windows. The modern kitchen is equipped with contemporary wall and base units and has plenty of space for freestanding appliances. The property includes two generous double bedrooms, one of which could be used as a nursery, child's bedroom, or home office. The bathroom has been updated with a sleek three-piece white suite and a shower over the bath.

Residents and visitors can enjoy on-street parking, and the property also benefits from shared front and rear gardens, primarily laid to lawn.

- Move-in ready: Ideal for buyers and investors.
- Bright lounge: Space for dining.
- Modern kitchen: Plenty of storage.
- Two double bedrooms: Versatile use.
- Upgraded bathroom: Shower over bath.
- Prime location: Near amenities, parking, and shared gardens.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Crewe is located in north west Edinburgh, some three miles from the City Centre. Local shopping includes a Morrisons supermarket on Ferry Road, but for those whose needs are greater, regular bus services give access to a wider range of shops in Stockbridge or the City Centre itself. Schooling is available at primary and secondary levels and there are recreational facilities within the area including Ainslie Park which has sports facilities and a swimming pool. An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.

EPC D, Council tax A,. There is no factoring cost associated with this property

All furniture can be included in this sale with the exception of the TV from living room.

All kitchen appliance can also be included in this sale.





For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.