



4 West Pilton Loan  
Edinburgh  
EH4 4EZ



Please contact us for  
more information:

0131 555 7055  
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Situated in a popular residential setting in West Pilton, this two-bedroom semi-detached house comes with spacious accommodation requiring some cosmetic upgrading and refurbishment, allowing new owners to customise to their preference. The home is within walking distance of transport links, primary and high schools, shops (including a supermarket), and green space, and it enjoys easy access to other amenities nearby and in the city. The semi-detached home presents an excellent opportunity for first-time buyers, couples, newlyweds, professionals, and rental investors alike.

## Features

- Semi-detached house in West Pilton
- Established residential area
- Less than 20 minutes from Edinburgh city centre
- Lightly decorated interiors throughout
- Entrance porch with storage
- Double-aspect living room
- South-facing kitchen with garden access
- Double bedroom with south-facing window
- Second double bedroom with wardrobe
- Family bathroom with shower-over-bath
- Private garden to the front and rear
- Private driveway parking
- Electric heating and double-glazing



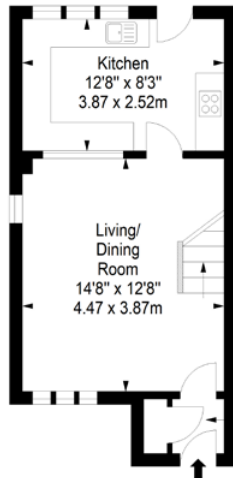




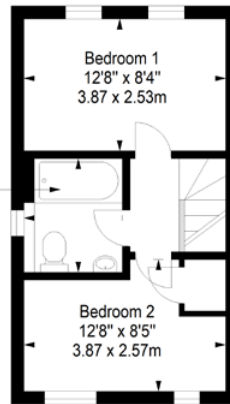
# Floorplan



Ground Floor  
Approx. 29.9 sq. metres (321.8 sq. feet)



First Floor  
Approx. 28.1 sq. metres (302.5 sq. feet)



Total area: approx. 58.0 sq. metres (624.3 sq. feet)

EPC Rating - F | Council tax band - C | Home report Value - £140,000

**Disclaimer: This property is being sold in its present condition. No warranty shall be given to any purchaser concerning the existence or condition of the services or any heating or other system within the property.**

## Price & Viewings

Please refer to our website  
[www.watermans.co.uk](http://www.watermans.co.uk)

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