










Offers Over
£180,000

60 Pilton Drive

Pilton | Edinburgh | EH5 2HG

This delightful ground floor flat, accessed via its own main door, provides spacious living spaces flooded with natural light. Situated within a sought-after area of Pilton, this classic bow-fronted lower villa features gardens at both the front and rear. Perfectly suited for first-time buyers, professionals, and young families alike, it offers ample accommodation and a welcoming atmosphere.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On Street Parking
-  Front & Rear Gardens
-  EPC Rating – C
-  Council Tax Band – C



Description

Nestled to the side, the front door reveals a warm and inviting hallway. At the core of this residence lies a generously proportioned living room, basking in westerly sunlight and offering a serene view of the rear garden. Designed to optimize the available wall space, the compact kitchen adjacent features sleek white cabinets complemented by chic black 'pencil' tiled splashbacks. Alongside ample hidden storage and workspace, the kitchen accommodates essential appliances such as a washing machine and fridge/freezer. Accessed from the living room, a spacious single bedroom offers versatility for various purposes. Back in the hallway, two well-sized double bedrooms await, with the larger one boasting a charming bow window. Completing the layout is a stylish three-piece bathroom, featuring a shower-over-bath and a vanity unit housing a basin and WC.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

The property benefits from private gardens to the front and rear with a spacious lawn and decking area, making this the ideal retreat for outside entertaining. Ample unrestricted on street parking is available.

Viewing

Please contact Neilsons on 0131 625 2222.





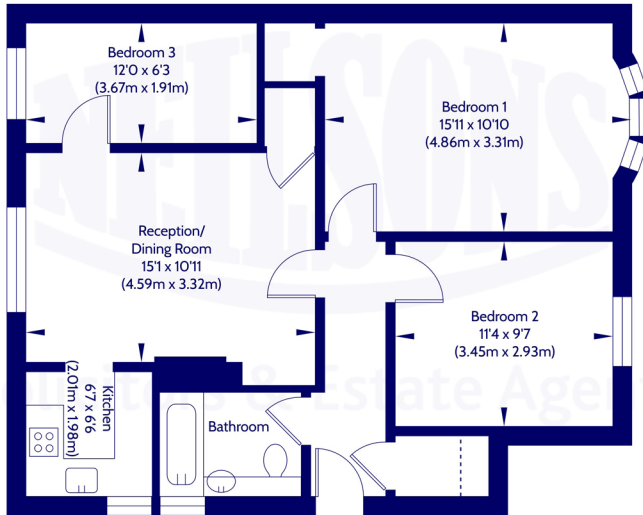
Location

This is an established residential area located approximately two miles north of Edinburgh City Centre. There are many local shops and a variety of supermarkets including Sainsbury's, Waitrose and Morrisons close at hand to cater for day-to-day needs. Further amenities can be found in the neighbouring areas of Leith and Stockbridge, both of which feature a fantastic choice of cafes, bars, restaurants and independent specialist shops. This property offers easy access to Ainslie Park Leisure Centre, to Westwood's Gym, to the Royal Botanical Gardens and to Edinburgh's fantastic cycle path network which provides off-street links to many parts of the city. The area is also very well connected to the city centre with regular buses and the City-Bypass is within easy travelling distance.



Approx. Gross Internal Floor Area 68.04 Sq M / 732 Sq Ft.

Ground Floor



Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.
All measurements are approximate and include areas under coombed ceilings in finished rooms.
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents
Plans by planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

