



# 714 Ferry Road

West Pilton, Edinburgh, EH4 4AJ

  
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Set beside a public green directly opposite a shopping centre, this main-door upper villa is a spacious three-bedroom residence with a convenient location in popular West Pilton. The south-facing home enjoys a well-appointed kitchen and three-piece bathroom, as well as great storage to help keep the lightly decorated interiors neat and tidy. It also has a private garden that enjoys a sunny aspect. With regular bus links to Edinburgh city centre just a stone's throw away and schools within walking distance, this home is ideal for a wide variety of buyers, from professionals, to families, and first-time purchasers alike.

The home's private front door opens to a naturally-lit staircase leading up to the first-floor hall, where there is built-in storage. In the living/dining room, a neutral palette adds to the airy ambience, along with twin south-facing windows that flood the room in natural light throughout the entire day. This well-proportioned reception area is framed by a handsome fireplace too, and it has built-in storage for keeping regularly used household items at hand. In the breakfasting kitchen, there is room for a table and chairs, alongside a well-appointed range of timber-toned cabinets and ample worksurface space. Mosaic splashbacks frame the worktops, with an oven, electric hob, and concealed extractor integrated into the design. There is also space for additional freestanding appliances.

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- A spacious upper villa in West Pilton
  - Near amenities, schools and transport links
  - Private main-door entrance
  - Hall with built-in storage
  - South-facing living/dining room
  - Well-appointed breakfasting kitchen
  - Three double bedrooms (two with storage)
  - 3pc bathroom with overhead shower
  - Well-maintained private side garden
  - Unrestricted on-street parking
  - Gas central heating and double glazing
  - EPC Rating - D









**“Well-appointed  
breakfasting kitchen&  
three double bedrooms”**











Meanwhile, the three double bedrooms are all bright and airy, offering plenty of floorspace for bedside furniture. The principal and second bedrooms have the largest dimensions, as well as generous built-in storage. Furthermore, each room is lightly decorated and laid with carpet. The home is finished by a bright three-piece bathroom, fitted with an overhead shower. Gas central heating and double glazing ensure year-round comfort.

Externally, there is a private side garden which has a neatly maintained lawn, enclosed by a fence and a hedgerow. It also has a patio for relaxing and dining in the sun. Parking in the area is on street and unrestricted.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale.



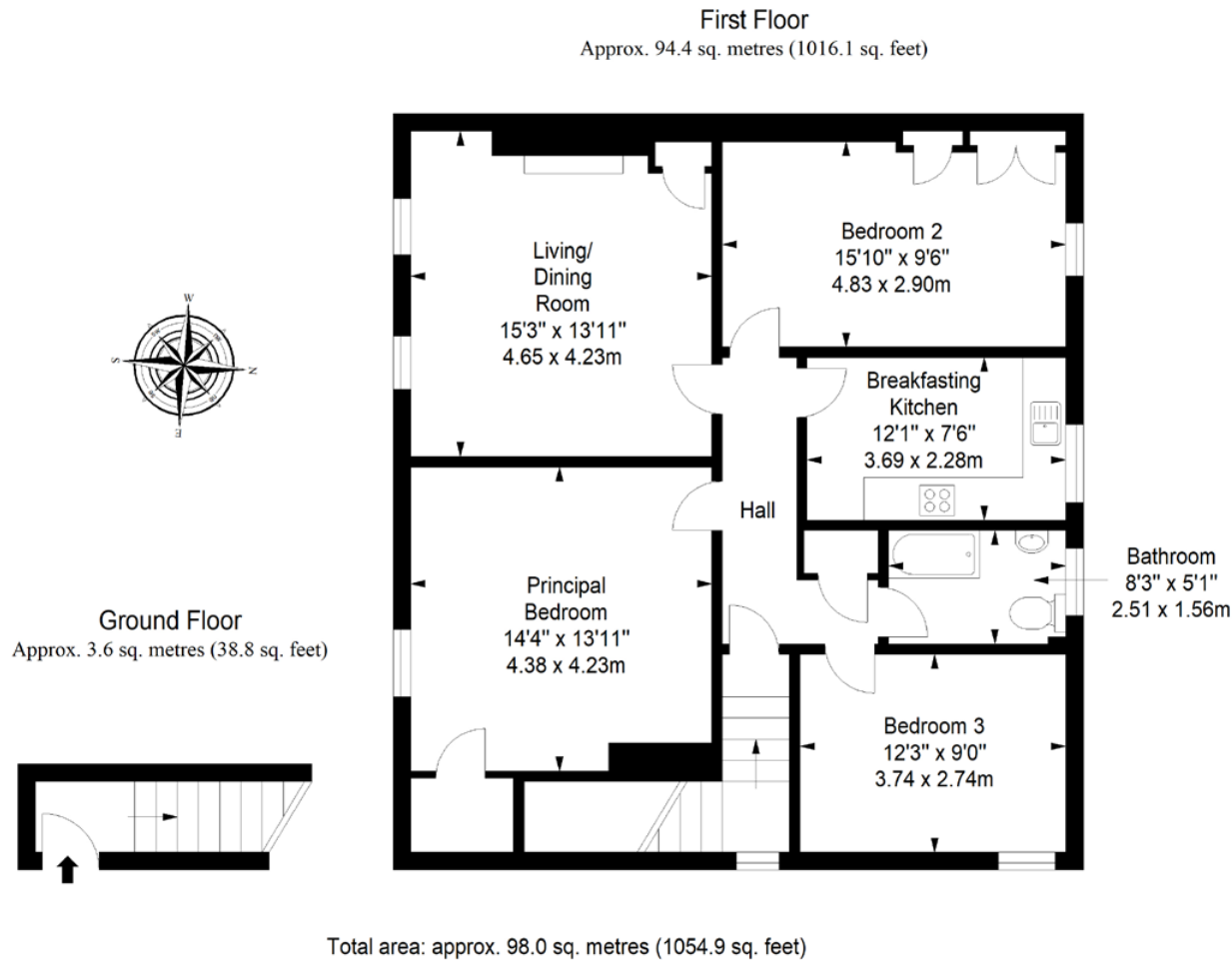


## West Pilton, Edinburgh

Situated to the north of Edinburgh, within easy reach of the city centre, West Pilton is a popular residential area dating back to the 1930s. The area offers a good selection of local shops that cater for everyday needs, whilst there is large supermarket and petrol station on nearby Ferry Road. More extensive amenities, including a Post Office, banks, medical facilities, and eateries, are available at Davidson's Mains, just a five-minute drive away. In addition, nearby Craighleith Retail Park, houses a range of high street retailers. West Pilton Neighbourhood Centre is the heart of the community and hosts a number of classes, groups, and courses for all ages. Young learners are well catered for at local schools at both primary and secondary level. In addition, Edinburgh College's Granton Campus is located in the West Pilton area. Aspiring footballers can visit Spartans Community Football Academy and, for family fun, Ainslie Park Leisure Centre includes a gym, fitness classes, sports courts, and a swimming pool. Meanwhile, outdoor enthusiasts can enjoy pleasant walks by the River Almond. There is an efficient public transport network from West Pilton to most parts of Edinburgh and the surrounding areas, whilst the city bypass and main motorway networks are within easy reach.



# Floorplan



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