



10 West Pilton Place
PILTON | EDINBURGH | EH4 4DE


warners
solicitors & estate agents



10 West Pilton Place

PILTON | EDINBURGH | EH4 4DE

Rarely available spacious three-bedroom terraced villa occupying a pleasant position within this popular residential location. Boasting a private, easy maintenance front and sunny south facing enclosed rear garden, this well presented property will appeal to a variety of buyers and will make a fine family home.

Further benefits on offer are gas central heating, double glazing and unrestricted on street parking. An excellent first purchase or buy-to-let investment opportunity offering generously proportioned accommodation over two floors comprising -

- Welcoming entrance hallway with storage
- Front facing living/dining room
- Modern fitted kitchen with integrated, and space for, appliances
- Three double bedrooms all with integrated storage
- Bathroom with dual headed mains shower over bath
- Shower room with mains shower cubicle and vanity sink unit
- Gas central heating and double glazing
- Good storage options throughout including attic
- Easy maintenance front garden
- Large enclosed south facing rear garden with mature shrubs and trees
- Ample unrestricted on street parking
- Walking distance to bathing beaches at Wardie Bay and Granton as well as the developing social and cultural scene at the waterfront

Energy Rating C, Council Tax A

All fixtures, fittings, integrated appliances and the washing machine are included in the sale.

Other items of furniture may be available through separate negotiation.

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



Pilton is a predominantly residential area of Edinburgh, which lies to the north of the city centre. It extends from the north of Ferry Road, between Granton and Fettes. There is a small selection of shops at Boswall Parkway, mainly small specialist shops serving the local community, with Morrisons Superstores available at Pilton Drive and Waterfront Broadway. Further amenities can be found at Davidsons Mains, Silverknowes, Comely Bank and Stockbridge, all locations being easily accessible. Pilton is close to some of Edinburgh's best loved green areas, including the Royal Botanic Gardens, Inverleith Park and the Water of Leith Walkway. For the sporting enthusiast the Ainslie Park Leisure Centre is close by, offering a swimming pool and five a side football, amongst other activities. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas. The compactness of the city ensures that the city bypass and main motorway networks are also within easy reach.



