



Offers Over
£225,000

52 West Pilton Street

Pilton | Edinburgh | EH4 4JQ

A fantastic opportunity has arisen to purchase this impressive, semi-detached house with extensive private gardens, driveway and garage situated within the popular Pilton area. Ideally positioned close to fantastic amenities and convenient transport links, the property will appeal to a range of purchasers including professionals and families.

- 3 Bedrooms
- 1 Public Room
- 1 Bathroom & WC
- Garage and Driveway
- Front and Rear Gardens
- EPC Rating – C
- Council Tax Band - C



virtually staged by **HOMELii**

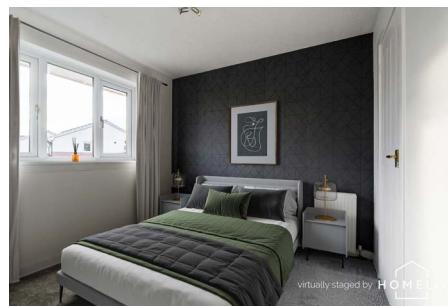
Description

The accommodation in brief comprises; welcoming entrance vestibule with useful WC, light and airy reception room, spacious contemporary kitchen/dining with door accessing rear garden, two well proportioned double bedrooms with fitted wardrobes, third good sized single bedroom with fitted cupboard and fully tiled shower room. Further benefits include gas central heating and double glazing.

This property has been subject to virtual staging to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



virtually staged by **HOMELii**



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Extras

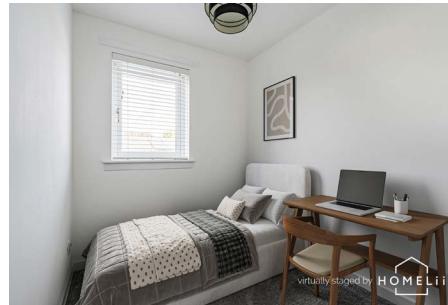
All fitted floor coverings will be included in the sale together with the hob and oven.

Gardens, Garage & Driveway

The landscaped garden to the rear is easily maintained with areas of patio and lawn, creating the ideal environment for children to play and to enjoy outside dining/relaxing. To the front lies well maintained garden grounds together with driveway providing off-street parking leading to the garage with up and over door.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

The property is in the established district of Pilton, which is situated approximately three miles north west of Edinburgh City Centre. Pilton is well served by a frequent bus service which travels to many parts of the City and the City Bypass is also easily accessible, with links to central Scotland's main arterial roads. There are convenient shops in the immediate vicinity to cater for day to day needs and more extensive amenities can be found in nearby Leith or Stockbridge, which offers a fantastic selection of shops, popular bars and restaurants. In addition, there is a Morrisons on Ferry Road and a large Asda in Newhaven. For the outdoor enthusiast there are variety wonderful natural spaces in the surrounding area, including promenade walks along the banks of the Forth, the beautiful water of Leith walkway and The Royal Botanic Gardens.





Approx. Gross Internal Floor Area 76 Sq M / 819 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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.



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