



Solicitors & Estate Agents



22 West Pilton Terrace

Pilton | Edinburgh | EH4 4JZ

This bright and spacious semi-detached villa with good sized private gardens and driveway forms part of an established residential district, within easy access of the City Centre, excellent local amenities and transport links. The accommodation would undoubtedly appeal to the young families.

-  3 Bedrooms
-  1 Public room
-  1 Bathroom
-  Private gardens
-  Driveway
-  EPC Rating – C
-  Council Tax Band - C



Description

The accommodation in brief comprises; welcoming entrance hallway, generously proportioned lounge with door leading through to the dining area which pleasantly overlooks the rear garden, stylish fitted kitchen with door providing access to the side, light and airy principal bedroom with fitted wardrobes, two further well proportioned bedrooms and modern bathroom with white three-piece suite.



Extras

All the fitted floor coverings and blinds will be included in the sale together with the integrated oven/hob and washing machine.

Gardens and Driveway

To the front of the property lies a spacious driveway providing off-street parking. A real feature of this property is the generous sized private garden to the rear which is laid with artificial lawn and patio areas. There is an additional storage area to the side property which will be included within the sale.

Viewing

By appointment with Neilsons on 0131 625 2222.





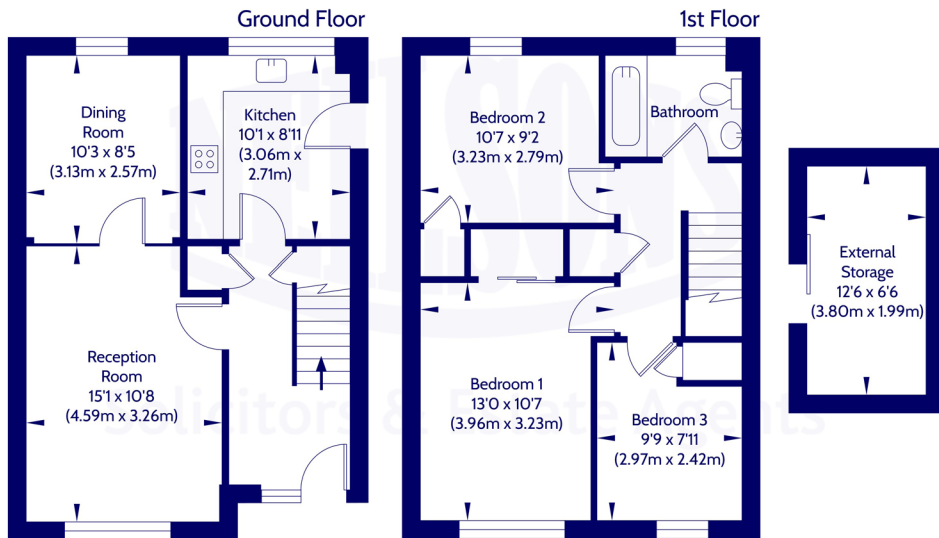
Location

The property is in the established district of Pilton which is situated approximately three miles north west of Edinburgh City Centre. The area 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 a variety of 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 82 Sq M / 884 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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