





## Welcome

Welcome to Pilton Place, an excellent opportunity to acquire this well-proportioned two-bedroom lower villa, ideally situated within the popular residential area of Pilton, lying north to Edinburgh city centre, close to many local amenities, schooling and swift transport links. The property offers spacious and flexible accommodation throughout, this attractive home is ideal for first-time buyers, downsizers, or buy-to-let investors. Externally, the property enjoys a private garden area to the rear, ideal for outdoor dining and family use, together with a driveway to the front providing convenient off-street parking. Presented to the market in good order, we would recommend an early viewing.

- Reception hallway with useful storage
  - Living room rear facing
  - Fitted kitchen
  - Two double bedrooms
  - Bathroom comprising WC, wash hand basin and bath with shower over
  - Gas central heating - recently installed boiler
  - Double glazing
  - Private garden to the rear with additional shared drying green
  - Driveway and garden to the front with further on street parking available
-



## Pilton

---

Pilton is a well-established residential area situated to the north of Edinburgh's city centre. The area offers an excellent range of local amenities including supermarkets, schools, parks, and leisure facilities. Regular public transport services provide easy access to the city centre and surrounding areas, while nearby road links offer convenient commuting routes.

## Extras

---

All fitted floor coverings, window coverings, light fittings and integrated kitchen appliances are included in the sale. Other items may be available by separate negotiation.

# Get in touch

 [mcdougallmcqueen.co.uk](http://mcdougallmcqueen.co.uk)

 [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)

 0131 240 3818

Property Hub:

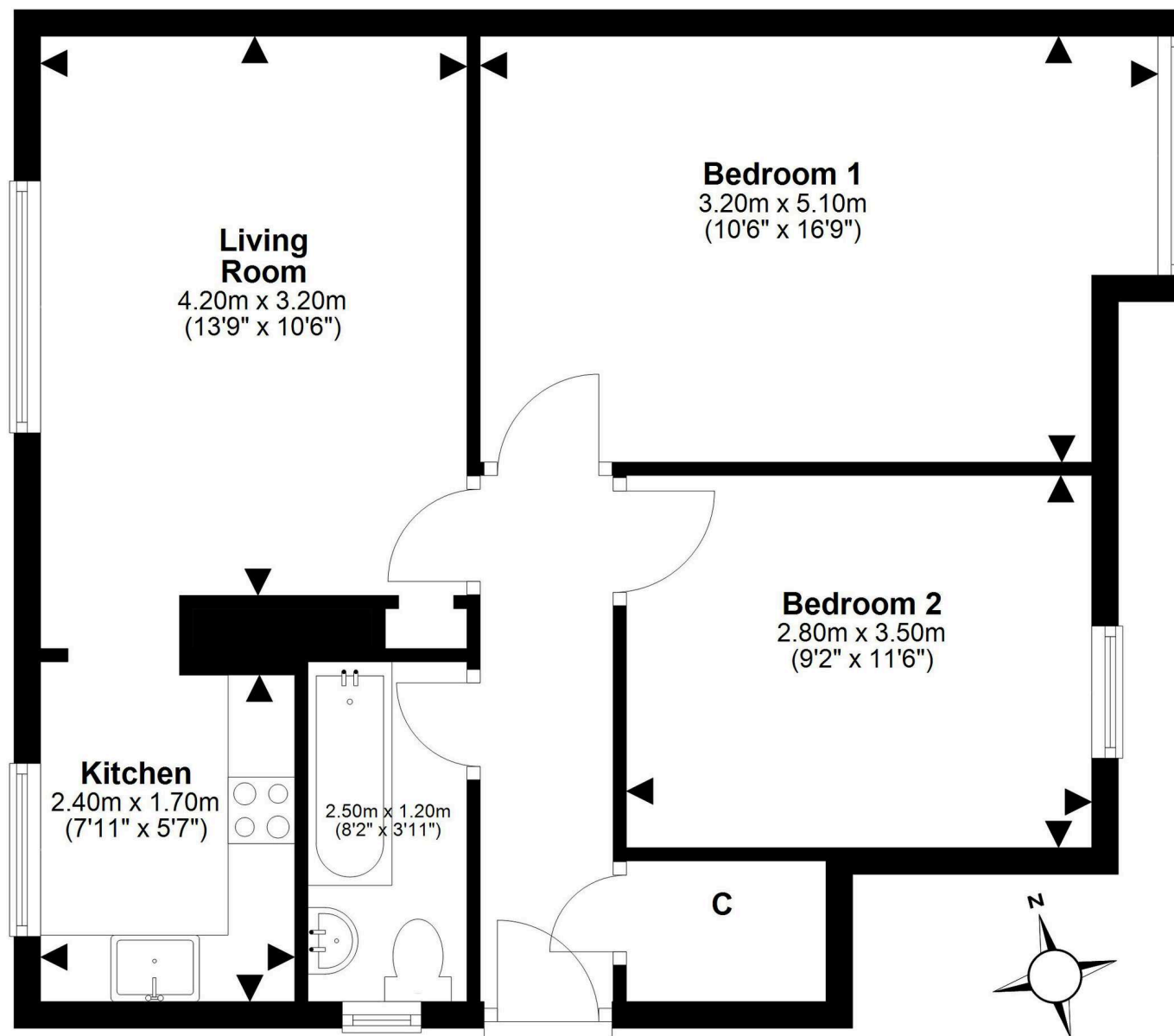
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.