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76 Pilton Park, Boswall, Edinburgh, EH5 2JB

Spacious & Well-Presented, Two Bedroom, Lower Villa with Gardens

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Property Description

Spacious and well-presented, two-bedroom, lower villa with private gardens. Set on a quiet residential street, located in the Boswall area, to the northwest of Edinburgh city centre.

Comprises an entrance hall, living room, kitchen, two double bedrooms, a dining room/office and a shower room.

Features include a well-proportioned floorplan, uPVC double glazing, gas central heating, good storage provision, a fitted kitchen and TV and telephone points.

Further features include an easily kept private rear garden with a deck and timber shed; a paved front garden and ample on-street parking on the surrounding streets.

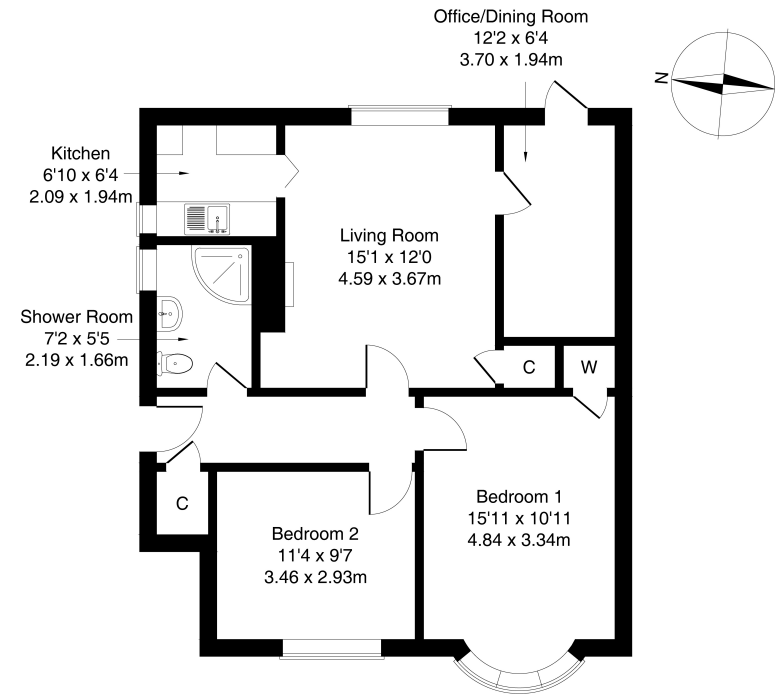
The entrance hall has a storage cupboard, laminate flooring and serves each room within the property. The rear set, bright and spacious living room features a living flame gas fire set in a decorative stone hearth, carpeted flooring and a storage cupboard. Set off the living room, a flexible dining room gives access directly to the rear deck, and may be used flexibly as an office or further bedroom.

Set off the living room, the kitchen is fitted with contemporary wall and base units with stone effect worktops with matching splashbacks and a stainless steel sink, with a freestanding washing machine and further space for white goods.

Generously sized bedroom one is set to the front, with carpeting, a built-in wardrobe and a bay window, whilst bedroom two is similarly finished, with ample space for freestanding bedroom furniture. Completing the accommodation, the shower room is fitted with a contemporary white two-piece suite with a corner shower cubicle housing an electric shower, with modern panel splash walls and a chromed ladder radiator.

A 360 Virtual Tour is available online.

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Approximate Gross Internal Area: (764 sq ft - 71 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Boswall is a popular location to the north of Edinburgh centre. The area is well served by shopping on Ferry Road, Stockbridge and Craighleith, with Ocean Terminal further boasting a multi-screen cinema, and a wide range of restaurants. Local outdoor leisure opportunities include the cycle paths along the Water of Leith to Trinity and Stockbridge, as well as the Botanic Gardens and Inverleith Park. There is a selection of

local state and private schools nearby, including Edinburgh Academy, Fettes College, and Wardie Primary. Regular bus services are available from Ferry Road and Granton Road, with Ferry Road forming the key route across the north of the city, connecting Leith and the east of the city with the Forth Road Bridge, city bypass, airport, and the M8.





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