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14 Pilton Park, Pilton, Edinburgh, EH5 2JA

Three Bedroom, Extended Lower Villa

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Property Description

Well presented, three-bedroom, extended lower villa with a garden and private double driveway. Set on a residential street, located in Pilton, to the north west of Edinburgh city centre.

Comprises; an entrance hall, living room, kitchen, three double bedrooms and a bathroom. Features include uPVC double glazing, gas central heating, storage provision, a fitted kitchen and TV and telephone points. Further features include a rear garden with two decks and a gravelled area; a double driveway to the front, with ample on-street parking on the surrounding streets.

The entrance hall has space for outerwear and benefits from a store cupboard, and provides access throughout most of the property. With wood-effect flooring that carries through from the hall, the living room has bright neutral decor with a feature fireplace and inset lighting. In addition, sliding patio doors to the rear garden allow for plenty of natural light and access is afforded to bedroom three, which offers a flexible space that could be used as a guestroom or study. Open to the living room is a dining area and kitchen that provides a secondary door to the private rear garden. Contemporary units are fitted with stone-effect worktops, tiled backsplash, and a stainless steel sink, whilst appliances include an integrated oven and gas hob with extractor hood above and space for further white goods.

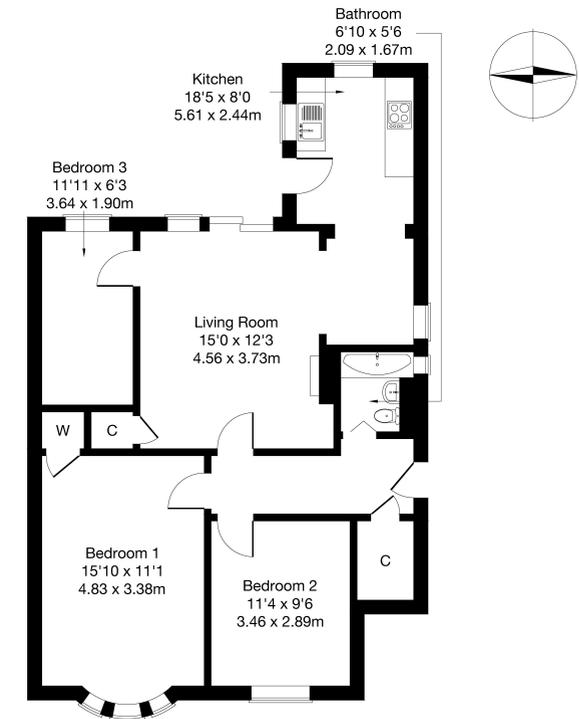
Generously sized bedroom one is set to the front with carpeted flooring and benefits from a bay window, built-in wardrobe, and plenty of space for freestanding furniture. Likewise, bedroom two is also front-set with carpeted flooring and a pendant light fitting. Completing the accommodation and set internally to the side, the modern family bathroom has a fitted three-piece suite with a shower unit over the bath and splash wall panels.

A 360 Virtual Tour is available online.

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Approximate Gross Internal Area: (861 sq ft - 80 sq m.)



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

Area Description

Pilton is an established residential location, offering excellent education, shopping, and transport links, along with some of Edinburgh's finest open spaces. The area is well-served by supermarkets, with a Morrisons, Sainsbury's and Waitrose in close proximity. Nearby, Ocean Terminal includes a multi-screen cinema, a wide range of restaurants, and a Marks & Spencer Simply Food. Outdoor public leisure includes cycle paths along the Water of

Leith, the Royal Botanic Gardens, and Inverleith Park, along with indoor leisure facilities at Westwoods Health Club. There is a selection of local state and private schools close by, including Edinburgh Academy and the iconic Fettes College. Ferry Road is also a key route across the north of the city and for connections to the city bypass and M90.





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