



1 West Pilton Loan, West Pilton, Edinburgh, EH4 4EZ

Immaculately Presented, Four Bedroom, Semi-Detached Home with Private Gardens & Driveway

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Property Description

Immaculately presented and spacious, south-facing, modern four-bedroom semi-detached house, with private gardens and driveway. Located in the established residential area of West Pilton, northwest of Edinburgh city centre.

Comprises an entrance hall, a living room, a kitchen, four flexible bedrooms, a family shower room and a ground-floor WC.

Tastefully finished with contemporary decor, flooring and fittings, highlights include a modern kitchen with quality quartz worktops and stylish bathrooms.

In addition, there is Fischer Future Heat electric heating, double glazing and good storage, including two loft spaces.

Externally, the property benefits from front low-maintenance landscaping, incorporating a driveway; whilst an enclosed rear garden includes a lawn, wood-decked and paved patios, and a shed.

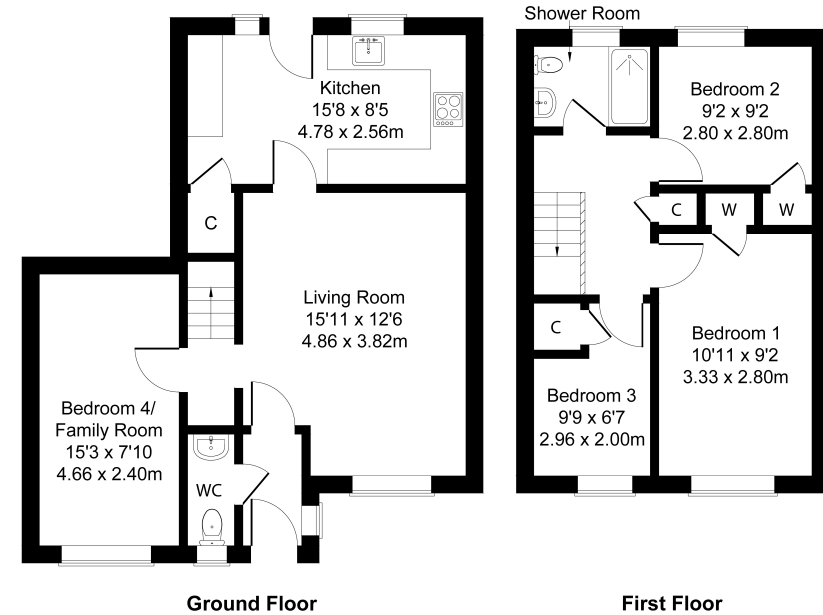
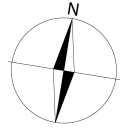
A bright entrance hall gives access to a modern WC and leads into a sunny, south-facing living room, which enjoys the tasteful presentation found throughout the home. Well-proportioned, there is plenty of space for freestanding furniture, and the comfortable living area leads conveniently into a stylish kitchen, with built-in storage, space for seated dining and garden access. Streamlined gloss-white units, black quartz worktops and metro-tiled splashbacks are accompanied by a sink with a drainer, an eye-level oven, an induction hob with a canopy, and a washing machine. Set off the lounge, an inner hall leads to a flexible bedroom, currently used as a dining room and could be utilised as a further public room.

Upstairs, a naturally lit landing, with storage, leads to three flexible bedrooms, all well-finished, with light decor, carpeting and built-in storage. Completing the accommodation, a stylish family-size shower room is fitted with a large glazed shower enclosure, a two-piece suite, fitted storage, and panel splash walls.



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Approximate Gross Internal Area: (926 sq ft - 86 sq m.)



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

Area Description





West 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 and Lidl in close proximity. Nearby, Ocean Terminal includes a multi-screen cinema, and a wide range of restaurants. 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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