



## 18 Pilton Gardens, Pilton, Edinburgh, EH5 2HY

Well-Presented, Three Bedroom, Lower Villa with Private Gardens

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# Property Description

Well presented, three bedroom, lower villa with private gardens. Set on a residential street directly opposite Pilton Park, located in Pilton, to the north of Edinburgh city centre.

Comprises an entrance hall, living room, kitchen, three bedrooms and a bathroom.

Features include fresh neutral décor throughout, uPVC double glazing, gas central heating, a fitted kitchen with appliances, and TV and telephone points. Further features include an enclosed rear garden, a front garden and a driveway, with ample on-street parking.

The entrance hall has laminate flooring, a storage cupboard and opens into the rear facing, bright and spacious living room which features wood laminate flooring, a modern electric fire and patio doors to the rear garden which allow lots of natural light.

Set off the living room, the kitchen is fitted with modern high gloss wall and base units with stone effect worktops and a stainless steel sink. Appliances include an integrated gas hob, electric oven, extractor hood; and a freestanding fridge/freezer and washing machine.

Generously sized bedroom one is set to the front, with a built-in wardrobe and ample space for bedroom and storage furniture, whilst bedrooms two and three are similarly well finished, both including wood laminate flooring.

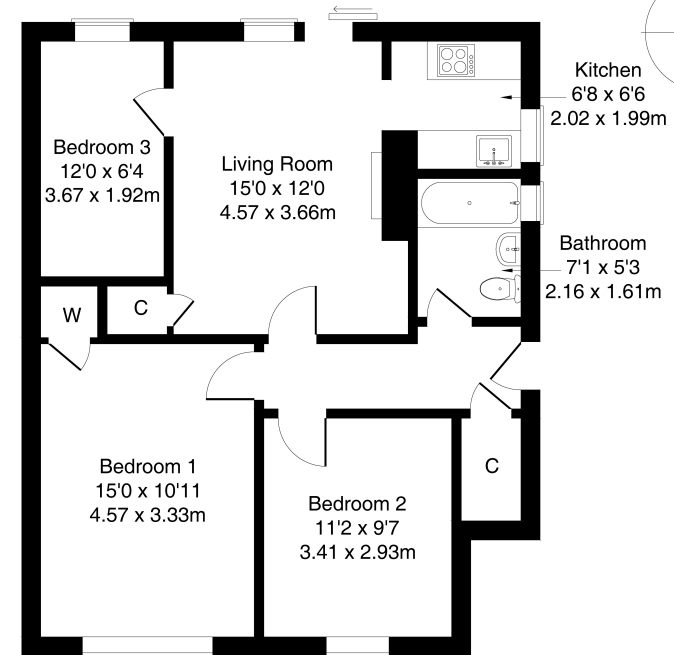
Set to the side of the property, the bathroom is fitted with a modern white three-piece suite with an electric shower over the bath and tiled walls.

A 360 Virtual Tour is available online.



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Approximate Gross Internal Area: (732 sq ft - 68 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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