



56 Pilton Place, Pilton, Edinburgh, EH5 2HB

Spacious & Well Presented, Three Bedroom, Double Upper Villa

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Property Description

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

Comprises an entrance stairway, first and second-floor hall, living room, kitchen, three double bedrooms and a bathroom.

Features include generous room sizes, quality flooring and fresh neutral décor, double glazing, gas central heating, a fitted kitchen and TV and telephone points.

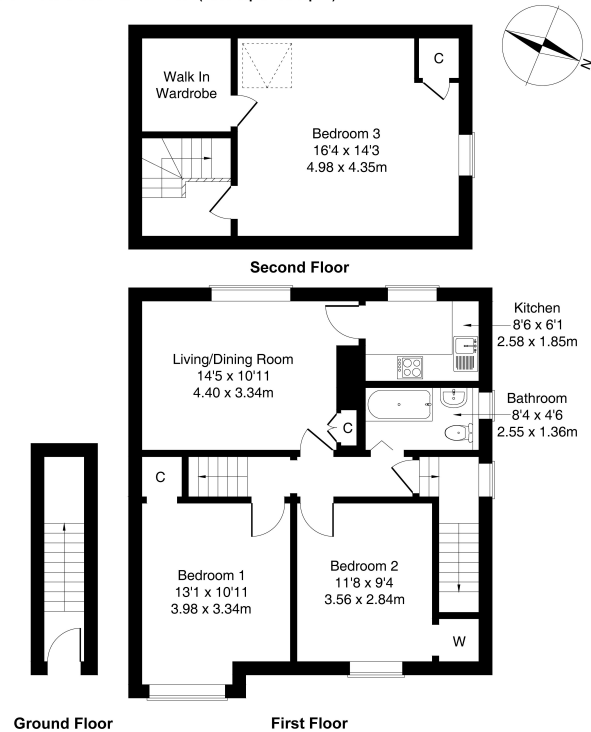
Externally, features include a rear and side garden, with a monobloc multi-car drive to the front, and ample on-street parking on the surrounding streets.

The carpeted entrance stairway leads to the upper hall which provides access to each room on the first floor, except the kitchen. To the rear, the living room features wood effect flooring, a central light fitting, plain coving and access to the kitchen which is fitted with traditional units, stone effect worktops, a sink with drainer and a tiled surround. Appliances include an integrated oven and gas hob; and a freestanding fridge and washing machine.

To the front, two double bedrooms are similarly well finished, both with integrated wardrobe space and with bedroom one featuring carpeted flooring and bedroom two, wood effect flooring. With a side aspect window, the bathroom is fitted with a modern white suite, an electric shower over the bath and tiled splash walls. Completing the accommodation, on the second floor, bedroom three is generously sized with a walk-in wardrobe, a further storage cupboard, wood effect flooring, and a side aspect window, as well as a Velux-style window.

A 360 Virtual Tour is available online.

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Approximate Gross Internal Area: (1055 sq ft - 98 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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