



16 West Pilton Drive, Edinburgh, EH4 4HS

Beautifully Presented Two-Bedroom Semi-Detached Villa with Private Gardens

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Property Description

Set on a generous corner plot in West Pilton, this Light-filled and beautifully presented two-bedroom semi-detached villa has private gardens, a multi-vehicle driveway, and a quiet corner plot position.

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

Tastefully finished with light neutral decor, highlights include a bright, dual-aspect living room, a stylish kitchen and contemporary flooring.

Further features include gas central heating, triple glazing and a partially floored loft.

Externally, the property boasts a fully enclosed south-facing private garden ideal for dining and relaxation, a monoblocked multi-vehicle driveway to the side, and a neat front garden.

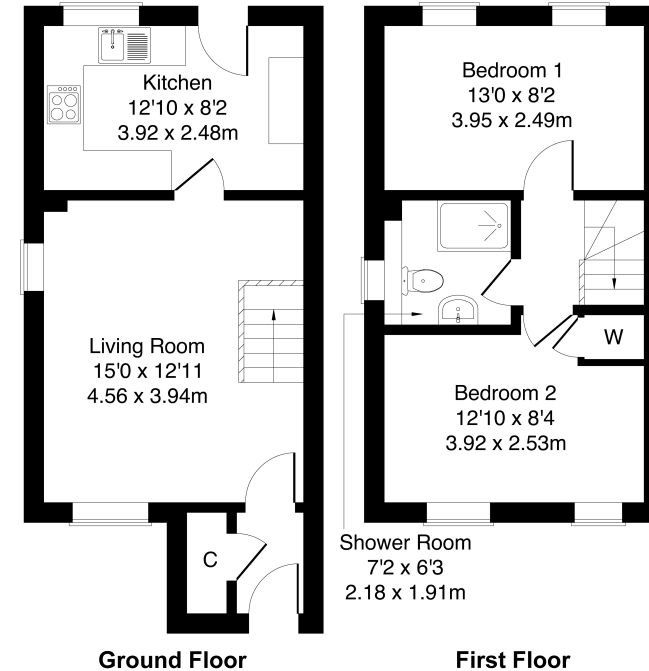
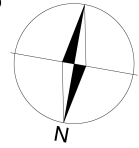
A welcoming entrance hall flows into the dual-aspect living room, featuring contemporary wood-effect flooring and a wall-mounted TV point, with stairs leading to the first floor. The stylish rear-facing kitchen offers a door to the garden, excellent fitted storage, wood-effect worktops, and integrated appliances including an oven and 5-ring gas hob.

Upstairs, the two double bedrooms are set to opposite aspects, both with wood-effect flooring and plenty of space for freestanding storage. A fully tiled modern shower room, with a large cubicle and mains shower, completes the accommodation.



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Approximate Gross Internal Area: (635 sq ft - 59 sq m.)



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

Area Description

Located in the established residential area of West Pilton, north-west of Edinburgh city centre, this home enjoys excellent access to a wide range of amenities and commuting links. The area offers convenient access to major supermarkets, leisure facilities, and schooling options at all levels. Nearby, the green open

spaces of West Pilton Park, Inverleith Park, and the scenic Water of Leith Walkway provide opportunities for outdoor recreation. Excellent public transport services and road links ensure swift access to the city centre, Edinburgh Airport, and key commuter routes, making it an ideal location for families and professionals alike





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