



31 Pilton Place, Edinburgh, EH5 2EU

Three Bedroom, Traditional Upper Villa with Gardens & Driveway

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Property Description

Immaculately presented, three-bedroom, traditional upper villa with gardens and a driveway. Located in the popular Pilton area, lying to the north of Edinburgh city centre.

Comprises an entrance and stairway, hall, living room, kitchen, two double bedrooms, a flexible dining room/office or third bedroom, and a bathroom.

Brought to the market in exemplary condition, with a newly fitted kitchen and bathroom, new flooring, with light neutral decor throughout. In addition, there are upgraded modern internal doors, double glazing and gas central heating, and good storage including a loft space.

Externally, there is a paved driveway to the front, whilst a particularly generous private garden lawn plot offers scope for development (subject to any planning permission).

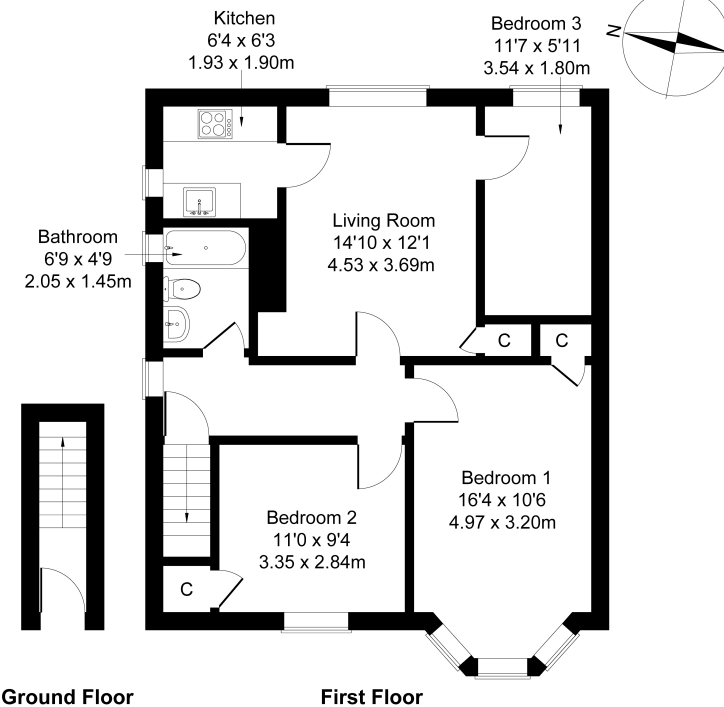
Accessed via a private entrance, this well-presented upper villa welcomes you with a carpeted staircase leading to the main hall, offering access to the majority of the property. The generously proportioned living room is filled with natural light from twin windows and features soft carpeted flooring, a built-in storage cupboard, and tasteful, neutral decor, creating a warm and inviting space to relax. Adjoining the lounge, the modern kitchen is equipped with stylish units and worktops, a tiled splashback surround, a sink with drainer, an integrated oven and hob, and space for freestanding appliances—ideal for everyday cooking and entertaining alike.

Set to the front, the spacious main bedroom benefits from a charming bay-style window, carpeted flooring, and a built-in cupboard. Two additional bedrooms, both carpeted and neutrally decorated, provide flexible options for family living, a guest room, dining room or home office, with bedroom two also featuring built-in storage. Completing the home, a stylish bathroom is fitted with a three-piece suite including a rainfall shower over the bath, marble-effect splash walls, a ladder-style radiator and spotlights. Accessed via attached ladders, the inviting loft space features carpeted flooring, a Velux-style window that allows natural light to flood the room, and a central light fitting.



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Approximate Gross Internal Area: (710 sq ft - 66 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 an established residential neighbourhood, Pilton offers an ideal blend of convenience and lifestyle. The area is well-regarded for its excellent local amenities, including a wide choice of supermarkets such as Morrisons, Sainsbury's, and Waitrose, all within easy reach. For leisure and entertainment, residents can enjoy the nearby Ocean Terminal, home to a multi-screen cinema, a variety of restaurants, and numerous retail outlets. The vibrant areas of Comely Bank and Stockbridge are also close by, offering an array of independent shops, cafes, bars, and eateries.

Outdoor enthusiasts will appreciate the extensive cycle paths along the Water of Leith, scenic walks in the Royal Botanic Gardens and Inverleith Park, and nearby indoor facilities including Westwoods Health Club and Ainslie Park Leisure Centre. Families are well catered for with a choice of local state and private schools, including the prestigious Edinburgh Academy and Fettes College. Transport links are excellent, with Ferry Road serving as a key route across the north of the city, offering easy access to the city bypass and A90 for further commuting.





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