



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

Immaculate, South-Facing, Modern, Four-Bedroom, Semi-Detached House

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# Property Description

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

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

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

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

To the front is 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, with a modern WC, 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 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.

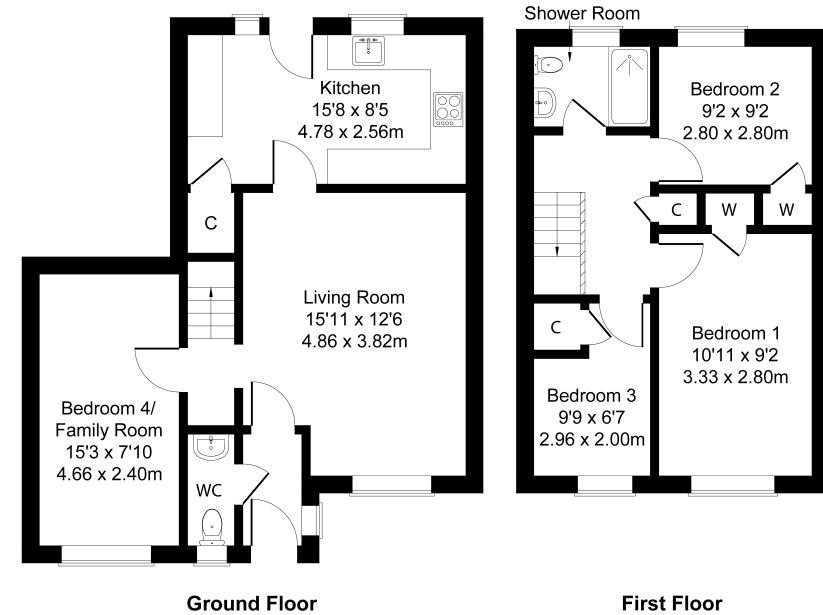
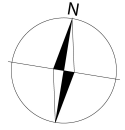
Openly accessed from the living room, an inner hall leads to a versatile, front-facing room, which could be utilised as a fourth bedroom, a family room or a dining room.

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 shower room is fitted with a large, glazed shower enclosure, a two-piece suite, set into 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, 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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