

Mc
McDougall McQueen
Mc
solicitors & estate agents



32 Pilton Place, Edinburgh, EH5 2EX

www.mcdougallmcqueen.co.uk



McDougall McQueen present to the market this well-proportioned two bedroom main door upper villa benefitting from private gardens to the side and to the rear along with a driveway. The property is ideally located in the popular Pilton district of Edinburgh, lying to the Northwest of the City, with a range of local amenities nearby. The property is an ideal opportunity for the first time buyer or families. Given how popular these property types can be, we would recommend an early viewing.

- Main door entrance.
- Staircase to the upper landing, hatch to attic storage.
- Bright and spacious living room.
- Kitchen equipped with a range of wall and base units.
- Generously sized double bedroom front facing with built in wardrobe storage.
- Further double bedroom with a walk in storage cupboard.
- Bathroom comprising WC, wash hand basin with shower over the bath and ladder radiator.
- Gas central heating.
- Double glazing.
- Gardens to the side and rear with a driveway.
- Shared drying green to the rear.



Location

Pilton is a popular location to the north of Edinburgh centre. The area is well served by shopping on Ferry Road, Stockbridge and Craigleith, with Ocean Terminal further boasting a multi-screen cinema, and a wide range of restaurants. Local outdoor leisure opportunities include the cycle paths along the Water of Leith to Trinity and Stockbridge, as well as the Botanic Gardens and Inverleith Park. There is a selection of local state and private schools nearby, including Edinburgh Academy, Fettes College, and Wardie Primary. Regular bus services are available from Ferry Road and Granton Road, with Ferry Road forming the key route across the north of the city, connecting Leith and the east of the city with the Forth Road Bridge, city bypass, airport, and the M8.

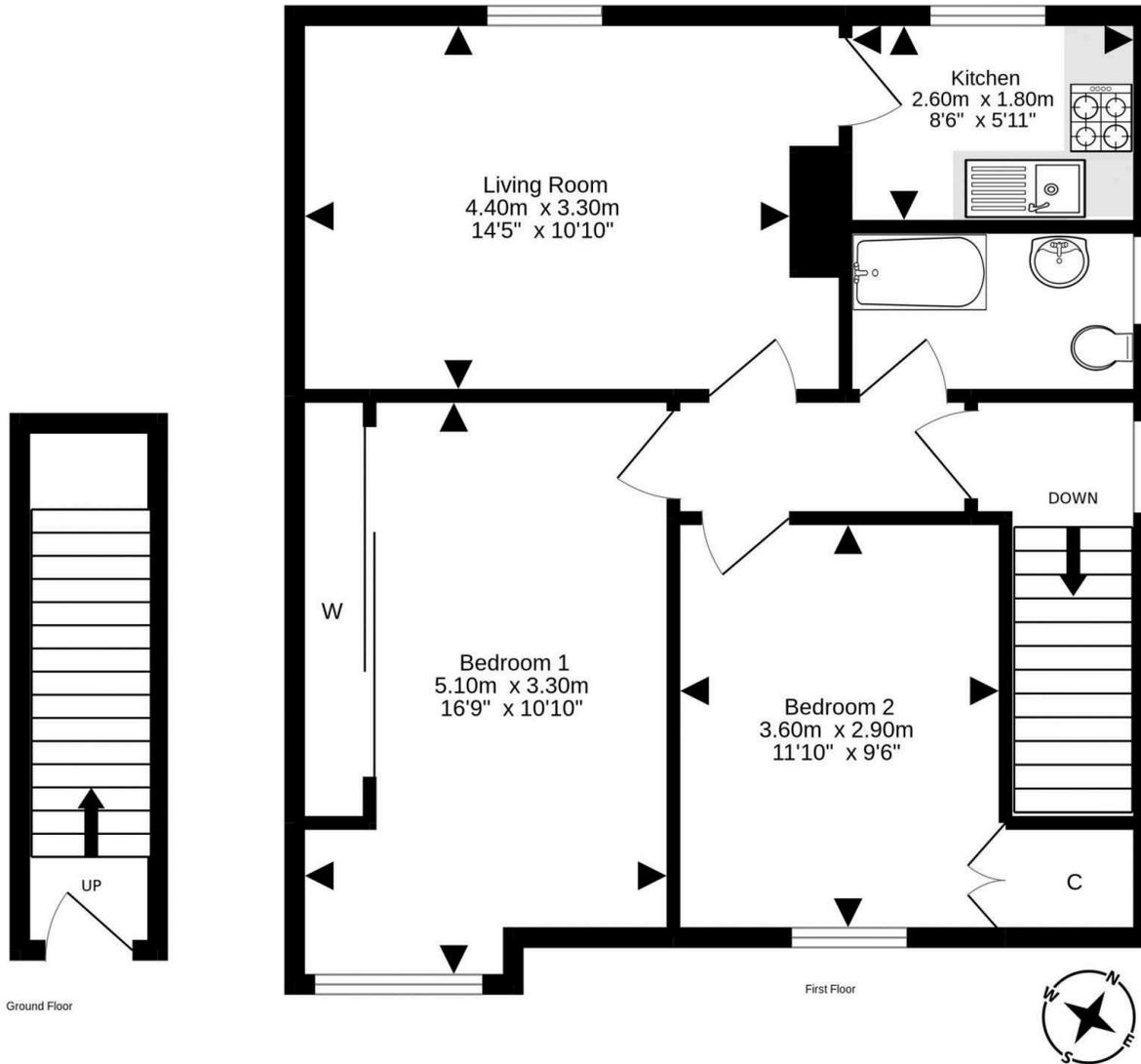
Extras

Included in the sale are: all fixtures and fittings as seen.

Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2022



Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193
 Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

E: property@mcdougallmcqueen.co.uk
www.mcdougallmcqueen.co.uk

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

