

8 West Pilton Drive
Edinburgh, EH4 4HS



"8 West Pilton Drive is a fantastic semi-detached villa with private gardens and driveway"

- VESTIBULE
- LIVING ROOM
- KITCHEN/DINER
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- DRIVEWAY
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





LOCATION

West Pilton is a predominantly residential area of Edinburgh, which lies to the north of the city centre. It extends from the north of Ferry Road, between Granton and Fettes. There is a small selection of shops at Boswall Parkway, mainly small specialist shops serving the local community, with Morrisons Superstores available at Pilton Drive and Waterfront Broadway. Further amenities can be found at Davidsons Mains, Silverknowes, Comely Bank and Stockbridge, all locations being easily accessible. Pilton is close to some of Edinburgh's best loved green areas, including the Royal Botanic Gardens, Inverleith Park and the Water of Leith Walkway. For the sporting enthusiast the Ainslie Park Leisure Centre is close by, offering a swimming pool and five a side football, amongst other activities. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas. The compactness of the city ensures that the city bypass and main motorway networks are also within easy reach.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.



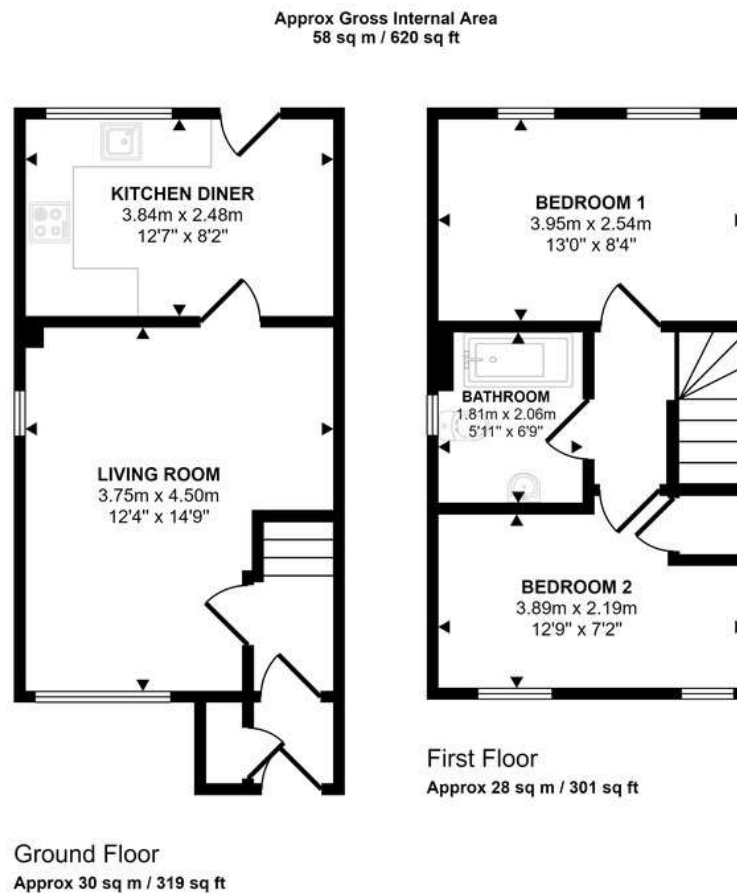
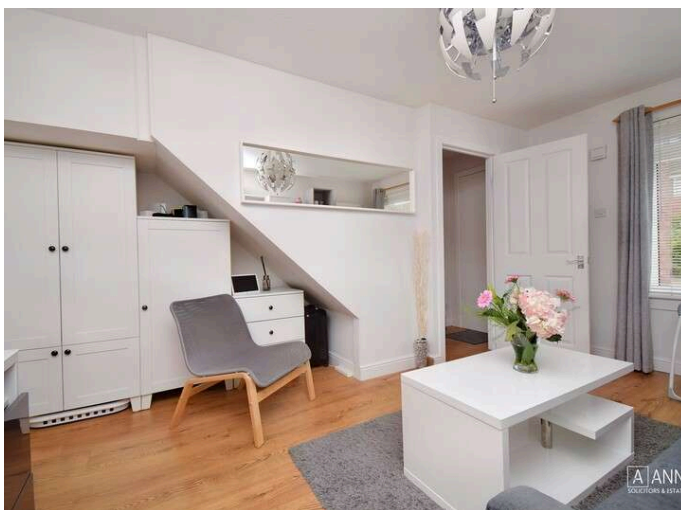
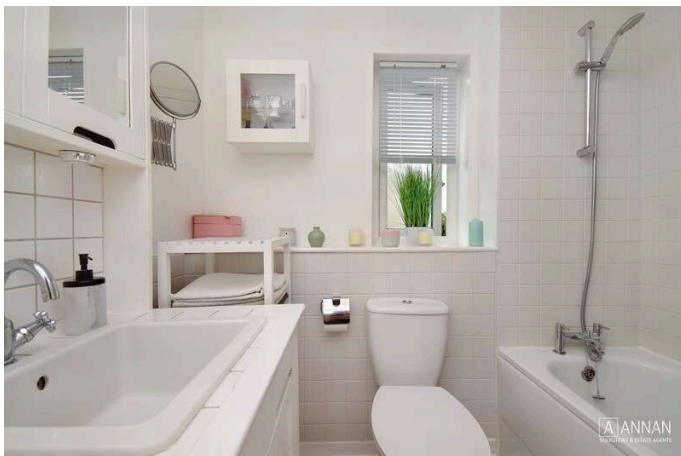
DESCRIPTION

8 West Pilton Drive is a fantastic semi-detached villa with private gardens and driveway, enjoying a quiet cul-de-sac position within the established residential area of West Pilton. The property is presented to market in move-in condition and close to excellent amenities and commuter links, early viewing is highly recommended. The accommodation comprises: entrance vestibule with fitted storage; front facing, bright and spacious living room; kitchen diner with ample floor and wall mounted storage cupboards; carpeted stairway leading to upper landing with hatch to attic; double bedroom 1; double bedroom 2 and a family bathroom which completes the accommodation on offer. Externally, the property benefits from a single, gated mono-blocked driveway and low maintenance front garden, and to the rear an enclosed garden mostly laid to lawn. Further benefits include gas central heating and double glazing.

EPC RATING

The energy efficiency rating for this property is band C

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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