



24 Pilton Crescent, Edinburgh, EH5 2HX

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Welcome to Pilton Crescent, this bright and spacious three bedroom extended main door lower villa offers excellent family accommodation with private gardens to the front and to the rear with a lovely decking area. The property is ideally located in the popular residential area of Pilton close to many local amenities, schooling and swift transport links. Presented to the market in good walk-in condition we would recommend an early viewing

- Reception hallway with excellent storage.
- Bright and spacious living room with patio doors offering direct access to the rear garden.
- Breakfasting kitchen with a range of wall and base units along with white goods included, door accesses the rear garden.
- Master bedroom with wall to wall wardrobe storage en-suite shower cubicle.
- Front facing double bedroom.
- Third bedroom front facing.
- Bathroom comprising WC, wash hand basin and bath.
- Gas central heating.
- Double glazing throughout.
- Private garden and driveway to the front.
- Private garden to the rear.



Location

The property is located in the established district of Pilton, which is situated approximately three miles north west of Edinburgh City Centre. Pilton is well served by a frequent bus service which travels to many parts of the City and the City Bypass is also easily accessible, with links to central Scotland's main arterial roads. There are convenient shops in the immediate vicinity to cater for day to day needs and more extensive amenities can be found in nearby Leith, which offers a fantastic selection of shops, popular bars and world-renowned restaurants. In addition, there is a Morrisons on Ferry Road and a large Asda in Newhaven. For the outdoor enthusiast there are variety wonderful natural spaces in the surrounding area, including promenade walks along the banks of the Forth, the beautiful water of Leith walkway and The Royal Botanic Gardens

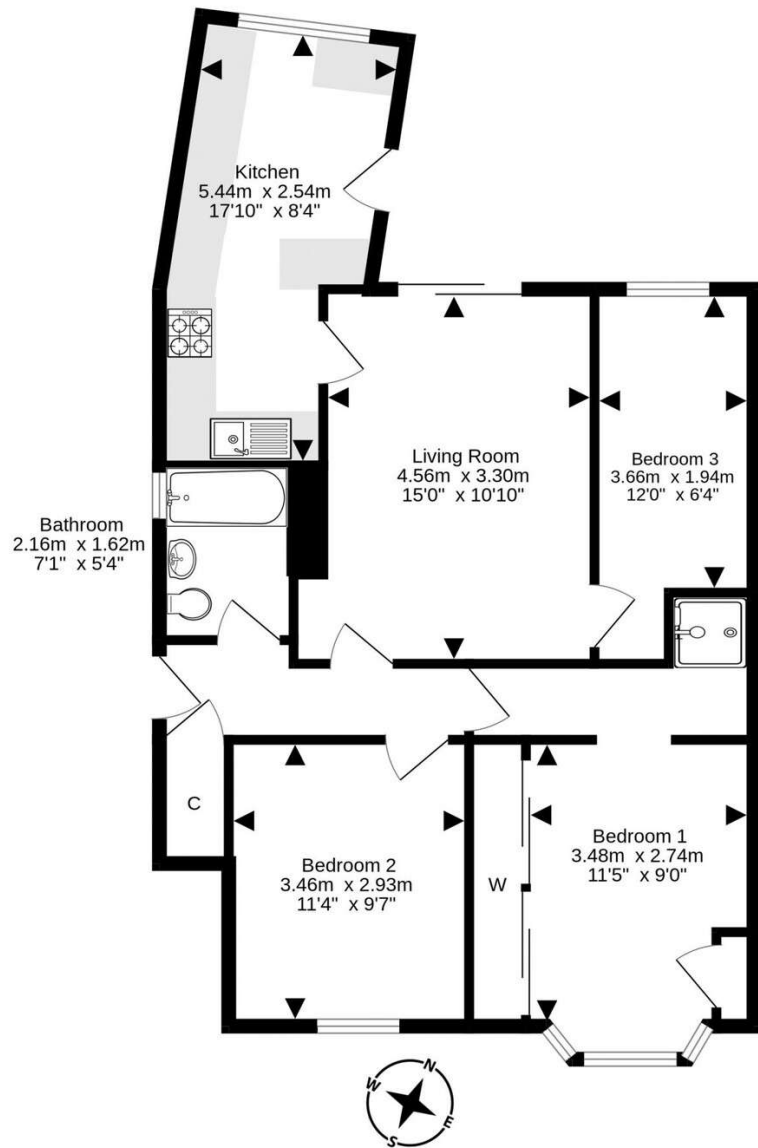
Extras

The kitchen appliances, blinds and fitted floor coverings are included.

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.
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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.

