










Offers Over
£365,000

4 Dryden Gardens

Pilrig | Edinburgh | EH7 4PP

Neilsons are delighted to offer to market this stylish four bedroom terraced villa. Split over three levels, whilst quietly situated within a sought-after pocket of Pilrig, the property is within close proximity to Leith Walk, the City Centre, and excellent transport links. Offering a fantastic opportunity for a variety of buyers. Early viewing suggested.

-  4 beds
-  1 public
-  1 bathroom
-  Private rear garden
-  Driveway
-  EPC Band - C
-  Council Tax Band - D



Description

Internally, the property is presented in true move-in condition while briefly comprising of; inviting entrance hallway with downstairs storage and washing machine, bright and airy lounge/diner with a feature bay window, modern fully-fitted kitchen with integrated white goods, tiling in splash areas and under-unit lighting, ground floor bedroom, landing with fully-tiled bathroom suite with an over-bath shower, and underfloor heating, first generous double bedroom with wall-to-wall fitted wardrobes, second double bedroom with space for freestanding furniture, second landing used as a study area with eaves access, and a sizeable bedroom with underfloor heating which is currently used as a family room

Further benefits include gas central heating and double glazing throughout.



Extras

Selected fixtures and fittings, including; integrated induction hob, oven, fridge-freezer and dishwasher, washing machine, triple wardrobe, bolted safe, light fittings, fitted floor coverings, and garden shed. Other items may be available through separate negotiation.

Gardens and Parking

To the front, you'll find a single monoblock driveway for secure off-street parking whilst a lovely fully-decked private garden with a South-facing aspect can be found to the back. On-street permit/metered parking is available within the area.

Viewing

By appointment through Neilsons 0131 625 2222.





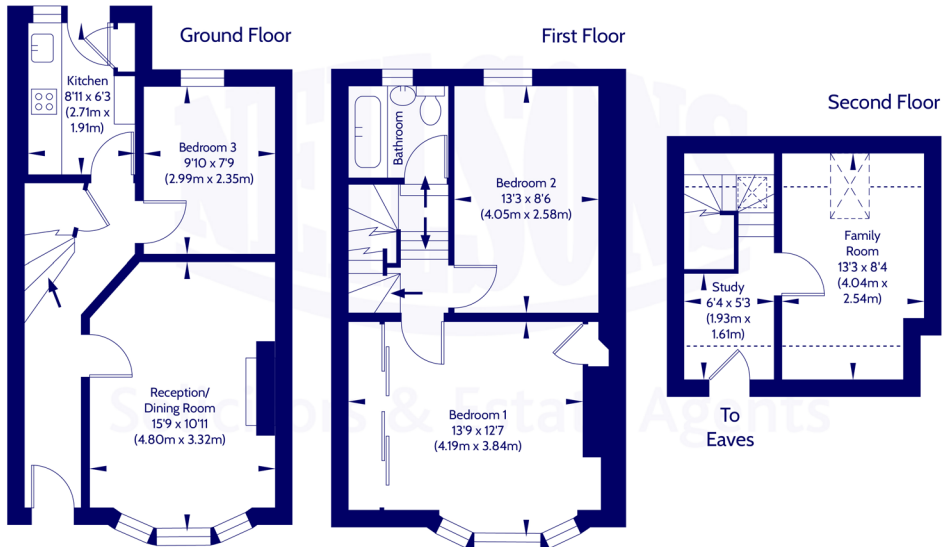
Location

The property is situated within a quiet cul-de-sac setting in the popular district of Pilrig, close to the excellent and varied shops and amenities of Leith Walk including a wide range of independent shops, cafes and award-winning restaurants. The new St James Quarter to the east end of Edinburgh City Centre is within easy walking distance and excellent public transport links by bus or tram provide swift access to the city, surrounding areas and Edinburgh Airport. A wide choice of recreational facilities are available in the area including Pilrig Park, the Omni Centre with cinema & gym and the Playhouse Theatre. Well-regarded educational facilities are available in the area from nursery to secondary level.





Approx. Gross Internal Floor Area 87.69 Sq M / 944 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2024 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

