










Offers Over  
**£170,000**

## 55 West Pilton Green

West Pilton | Edinburgh | EH4 4EX

Rarely available mid terraced house, quietly situated in a cul de sac setting, in the popular residential area of West Pilton, close to local amenities and transport links. Benefitting from private gardens and an allocated parking space, this property would make a fantastic purchase for a first time buyer, professionals or young family.

-  2 bedrooms
-  1 public room
-  1 shower room
-  Front and rear gardens
-  Allocated parking space
- Electric heating & double glazing
-  EPC rating – D
-  Council tax band - B



## Description

Laid out over two levels, the accommodation briefly comprises of entrance vestibule with cupboard, bright and airy lounge, dining kitchen with a range of wall and base units with co-ordinated worktops and tiled splashback, bedroom one with built in wardrobe, bedroom two with storage cupboard, and fully tiled shower room. There is also a partially floored attic with light.

The property further benefits from electric heating and double glazing.

*This property has been subject to some virtual staging. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.*



## Extras

All fixtures and fittings will be included in the sale along with electric hob and oven, dishwasher, washing machine and garden shed.

## Gardens and Parking

A paved front garden with gate welcomes you to the property and to the rear is a fully enclosed south west facing garden with a patio area, offering a great space for outdoor dining in the warmer months. The property has its own allocated parking space.

## Viewing

By appointment through Neilsons (0131 625 2222).





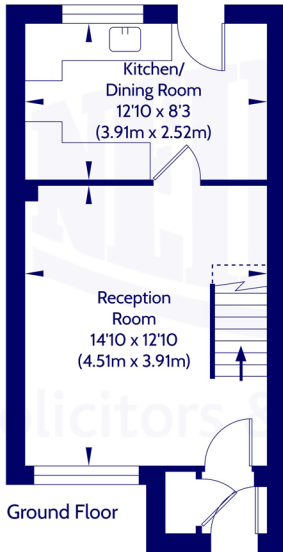
## Location

West Pilton Green is in the established district of West Pilton, which is situated to the northwest 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 motorway network. 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 or Stockbridge, which offer a fantastic selection of shops, popular bars and restaurants. In addition, there is a Morrisons on Ferry Road and a large Asda in Newhaven. For the outdoor enthusiast there are a variety of 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.

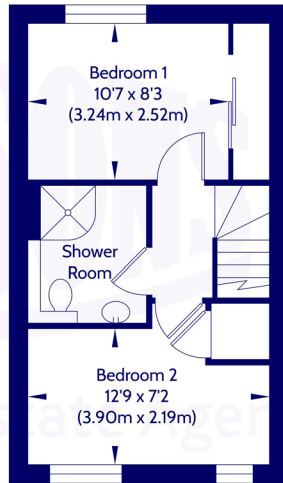




Approx. Gross Internal Floor Area 57.3 Sq M / 617 Sq Ft.



Ground Floor



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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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.



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