



47 Pilton Drive, Edinburgh, , EH5 2HH

Well-Presented Traditional-Style, Two-Bedroom Upper Villa with Two Private Garden Plots

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Property Description

Well-presented traditional-style, two-bedroom upper villa with two private garden plots. Set back from the road adjacent to a shared green, located in the popular Pilton area, lying to the north of Edinburgh city centre.

Comprises an entrance hall and stairway, living/dining room, kitchen, two double bedrooms, and a shower room.

Requiring updating, this sought-after property type includes an extensive loft, offering a conversion opportunity subject to planning. Features include a fitted kitchen with appliances, electric heating, modern double glazing, and good storage.

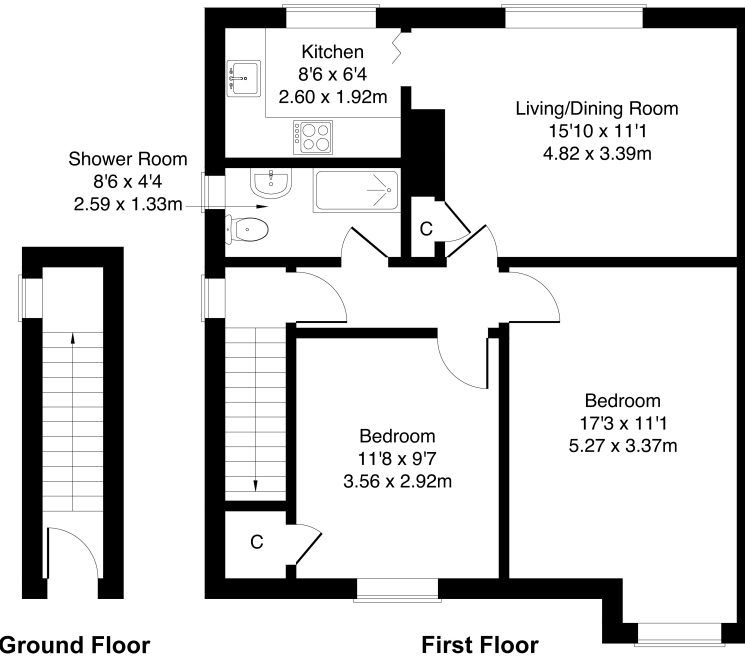
Externally, there are two garden plots to the rear, which include a greenhouse and store shed, together with a shared drying green.

Upon entering the property, carpeted stairs lead to the first floor, providing access throughout the accommodation. The living room is finished with matching carpeted flooring from the hallway and benefits from large windows, allowing plenty of natural light throughout. The kitchen is set off to the side of the living room and is finished with granite-effect worktops, a tiled splashback, a stainless steel sink with drainer, as well as a cooker with electric hob, washing machine and a fridge/freezer.

Both bedrooms have been finished with light décor and carpeted flooring, creating a comfortable living space, while also offering further room for additional freestanding furniture. Completing the property is the shower room, comprising a three-piece suite with a shower enclosure.



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Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Pilton is an established residential area offering excellent education, shopping, and transport links, alongside some of Edinburgh's finest open spaces. The neighbourhood benefits from nearby supermarkets including Morrisons, Sainsbury's, and Waitrose. Ocean Terminal is close by, featuring a multi-screen cinema and a variety of restaurants. Further specialist shops, cafes, bars, and restaurants can be found in Comely Bank and Stockbridge. Outdoor leisure opportunities include

cycle paths along the Water of Leith, scenic walks in the Royal Botanic Gardens and Inverleith Park, as well as indoor facilities at Westwoods Health Club and Ainslie Park. The area is well served by a mix of state and private schools, including Edinburgh Academy and the iconic Fettes College. Ferry Road runs through Pilton, providing key routes across the north of the city and connections to the city bypass and A90.





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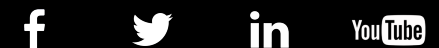
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