



22 Pilton Gardens,
Edinburgh EH5 2HY



Superb 2 Bedroom Main Door Upper Flat with large private garden to the rear and off street parking

 2 Bed  1 Bath  1 Reception

Located in the popular residential location of Pilton and with good local amenities, 22 Pilton Gardens is a superb 2 bedroom main door upper flat with a large, private garden to the rear, and off-street parking. The well-presented accommodation, in brief, comprises – entrance stair and hallway, sitting room, kitchen, double bedroom 1 with dressing room off, double bedroom 2, and shower room.

Features

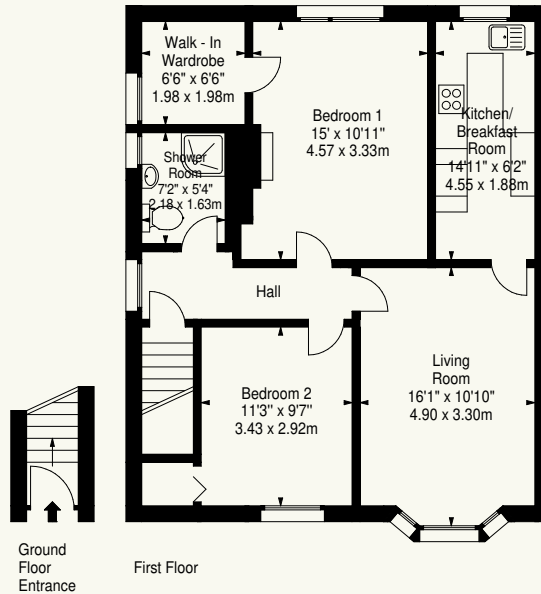
- Popular residential location with good local amenities
- Well-presented accommodation
- Large, private garden
- Sitting room
- Kitchen
- Double bedroom 1 with dressing room
- Double bedroom 2
- Shower room
- Good storage
- Off street parking
- EPC Rating C

Offers Over £185,000

Pilton Gardens,
Edinburgh,
Midlothian, EH5 2HY



Approx. Gross Internal Area
783 Sq Ft - 72.74 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Pilton is an established residential area northwest of the city centre. and due to its proximity to the city centre and easy access to the A90 and the city bypass, the location is an ideal choice for first time buyers and investors. There are excellent local amenities, including banks, a post office, library and health centre and two Morrison's supermarkets, along with more extensive shopping, found at nearby Craighleith Retail Park. Schooling is available from primary to secondary level and Edinburgh College can be

easily reached on nearby West Granton Road. There are a number of local parks in the area and the promenade at nearby Silverknowes offers fabulous walks along the Firth of Forth to Cramond Village. Also in the area is Ainslie Park Leisure Centre with a swimming pool and a Pure Gym at West Granton. Two good golf courses are close by along with access to the vast cycle path network. It has good transport links and an excellent local bus service operates to the City Centre and to the business parks at South Gyle

FOR VIEWING:

Sunday, 2:00pm - 4:00pm (no appointment necessary) or by appointment

Contact Lindsay on:

☎ 0131 229 4040

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🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items.