




McEwan Fraser Legal

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30 PILTON DRIVE

A Beautifully Presented Three Bedroom Lower Villa.



An excellent opportunity has arisen to acquire this spacious three bedroomed lower villa, making for an ideal first-time buyer or Buy-To-Let opportunity, while being well located within the Pilton area of Edinburgh. Viewing of this property

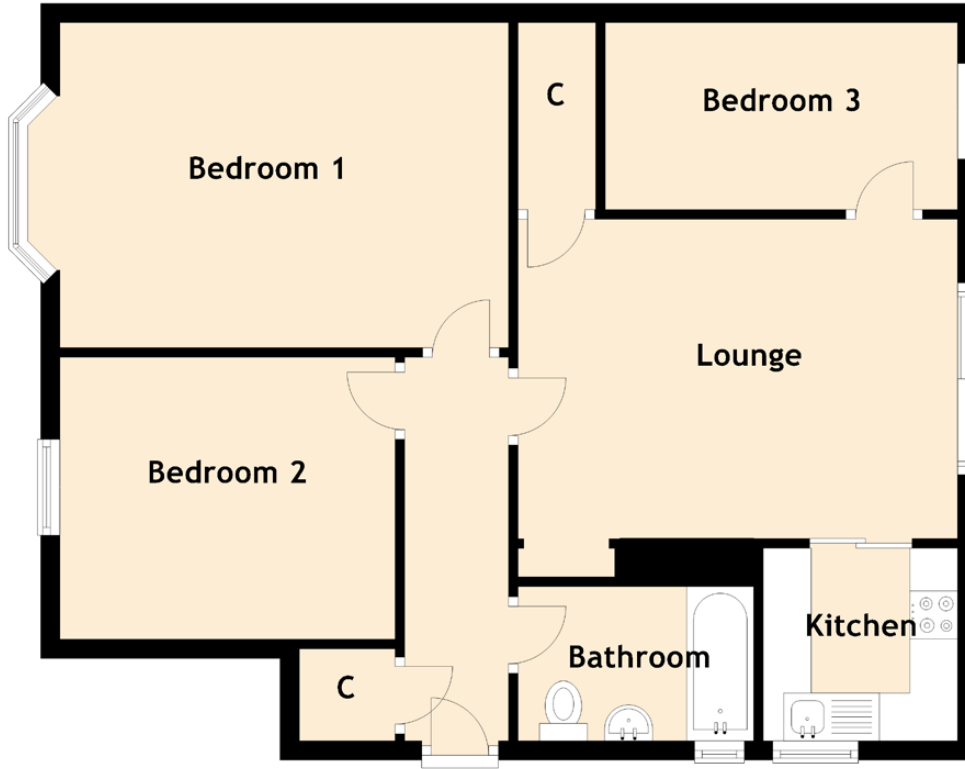
is highly recommended. Internally this accommodations is in excellent decorative order, while briefly consisting of; an entrance vestibule, internal hallway, a bright and spacious lounge with a feature

gas fire including surround, built-in storage and access to the rear garden through french doors and a fully fitted, partially tiled kitchen. There are two spacious double bedrooms, one with a bay window and two under-window storage

cupboards and the other has a double built-in wardrobe there is also a smaller third bedroom which can be used as either bedroom or dining room and is accessed via the lounge to complete the rooms is a three-piece partially

cupboards and the other has a double built-in wardrobe there is also a smaller third bedroom which can be used as either bedroom or dining room and is accessed via the lounge to complete the rooms is a three-piece partially tiled bathroom with an over-head shower. This property also benefits from being fully double glazed and gas central heating. There is a single driveway to the front, allowing for

secure off-street parking for one car as well as more than adequate on-street parking to accommodate additional cars and visitor parking.



Approximate Dimensions
(Taken from the widest point)

Lounge	4.59m (15'1") x 3.73m (12'3")
Kitchen	2.03m (6'8") x 2.01m (6'7")
Bedroom 1	5.10m (16'9") x 3.39m (11'1")
Bedroom 2	3.50m (11'6") x 2.94m (9'8")
Bedroom 3	3.68m (12'1") x 1.95m (6'5")
Bathroom	2.16m (7'1") x 1.61m (5'3")

Gross internal floor area (m²): 70m²

EPC Rating: D



BUS LINKS



LOCAL AMENITIES



LEISURE FACILITIES

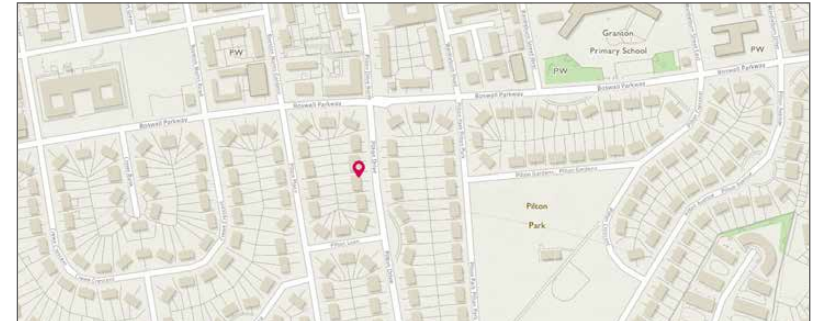


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