



Pilrig

25 Pilrig Gardens
EH6 5AZ



1



3



EPC Rating

Detached Bungalow

OFFERS OVER £369,000

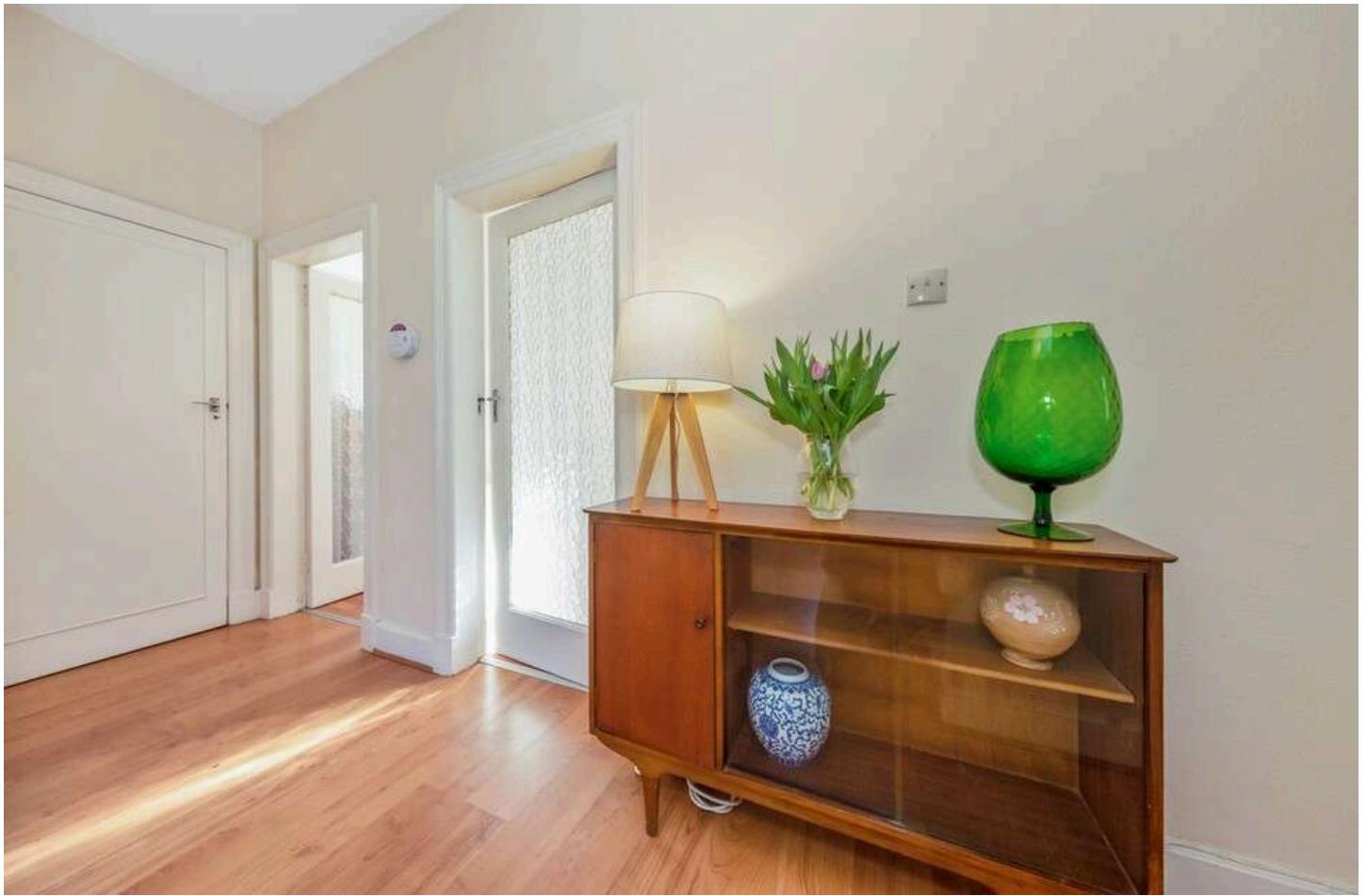
- Vestibule
- Entrance hall
- Livingroom
- Kitchen with small sunroom off
- 3 double bedrooms
- Bathroom with shower

- Gas central heating
- Double glazing
- Driveway
- Excellent family home
- Extensive gardens front, side and rear

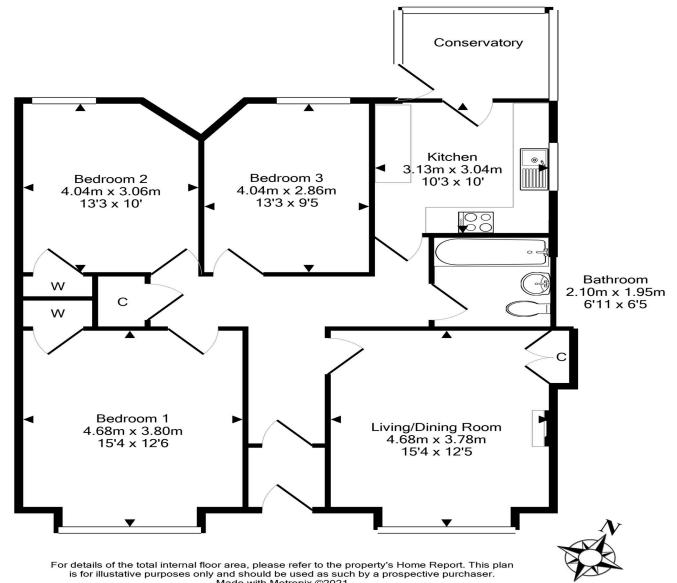


Viewing by appointment call

Beveridge & Kellas on 0131 554 6321







Viewing is highly recommended of this rarely available detached family bungalow offering 3 bedrooms and the opportunity to further develop and extend subject to planning and approval. The property is only a short distance from an abundance of local shops and supermarkets. Schooling is available nearby at both primary and secondary level and a good choice of public transport is available to the nearby City Centre and surrounding areas. Many recreational facilities are on hand and include Pilrig Park, Water of Leith Walkway and cycle path, Omni Centre with a gym, multi-screen cinema, bars and restaurants and the Playhouse Theatre.

This attractive property has been well maintained and is entered from a vestibule with tiled floor and storage cupboard housing the meters. The 'T' shaped entrance hall has laminate flooring and a good-sized storage cupboard which gives access to the partially floored attic. The light and bright triple windowed livingroom is to the front with gas fire within a marble fireplace, laminate flooring and a shelved storage unit. The kitchen is to the rear with a range of solid wood wall and base units, electric oven, gas hob, automatic washing machine and fridge/freezer all to be included. There is a small sunroom off the kitchen and to the rear which gives direct access to the garden. Bedroom 1 is to the front with triple windows and could also be used a dining room. There are 2 further bedrooms to the rear both of a similar size with one offering a built-in storage cupboard housing the boiler. A tiled family bathroom with 3-piece suite and shower off the mains completes this property.

The property further benefits from extensive gardens to the front side and rear in addition to a single car driveway. To the front the garden is mostly laid to lawn with mature bushes and a central pathway leading to the front door. To the rear the garden has a lawn, patio area, greenhouse, multiple vegetable beds and a garden shed. To the side there is a further vegetable bed and a single car driveway.

WHAT'S INCLUDED...

To include the aforementioned white goods (no warranties to be given) carpets, floor coverings and blinds.

OFFERS

Offers Over £369,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



espc