

**4 West Pilton March
Edinburgh EH4 4JG**

Offers Over £155,000

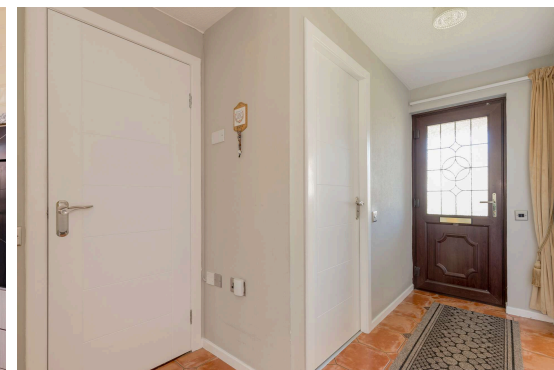
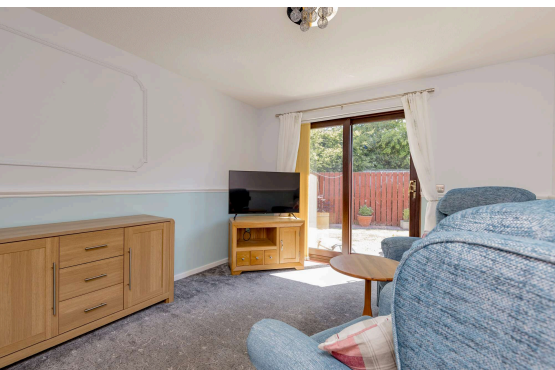
- Semi Detached Bungalow
- Well proportioned double bedroom
- Spacious lounge with patio doors to the rear garden
- Kitchen with a range of storage
- Private front and rear gardens
- Walk in shower room
- Gas central heating and double glazing
- Driveway and on street parking

Council Tax Band: B

Tenure: Freehold

Annual Service Charge: N

Shared Ownership: N



Charming Semi-Detached Bungalow

Blair Cadell are delighted to present this charming one-bedroom semi detached bungalow to the market. Ideally positioned close to a wide range of local amenities, this delightful property is sure to appeal to range of buyers.

The property features a welcoming entrance hallway leading to a bright and spacious lounge with patio doors to rear garden, the kitchen is fitted with a range of wall and floor-mounted units, a useful hatch to the lounge, integrated fridge freezer, gas hob and electric oven. The double bedroom has a peaceful outlook to the rear garden and the walk in shower room is wet walled for convenience. The property further benefits from gas central heating and double glazing providing maximum energy efficiency, well maintained front and rear gardens, the garden furniture is included within the sale, driveway and on street parking. **Please Note: No warranty given for systems.**

Located in the established residential area of West Pilton, north-west of Edinburgh city centre, this home enjoys excellent access to a wide range of amenities and commuting links. The area offers convenient access to major supermarkets, leisure facilities, and schooling options at all levels. Nearby, the green open spaces of West Pilton Park, Inverleith Park, and the scenic Water of Leith Walkway provide opportunities for outdoor recreation. Excellent public transport services and road links ensure swift access to the city centre, Edinburgh Airport, and key commuter routes, making it an ideal location for families and professionals alike.

Viewing By appointment 0131 337 1800

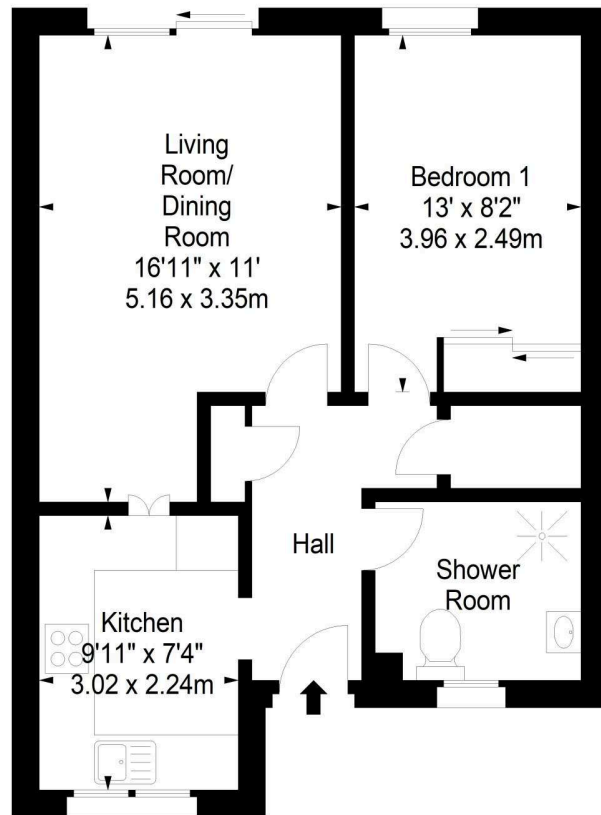
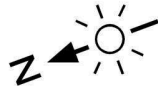




West Pilton March,
Edinburgh,
Midlothian, EH4 4JG



Approx. Gross Internal Area
493 Sq Ft - 45.80 Sq M
For identification only. Not to scale.
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Ground Floor



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