



Offers Over

**£345,000**

## 5 Dryden Gardens

Pilrig | Edinburgh | EH7 4PP

This rarely available, beautifully presented end terraced villa with private gardens and driveway is pleasantly situated within a quiet cul-de-sac setting, within walking distance of the City Centre and excellent local amenities. In move-in condition the property would undoubtedly appeal to the professionals and young families and early viewing is highly recommended.

-  3 Bedrooms
-  1 Reception Room
-  1 Bathroom
-  Private Gardens
-  Driveway
-  EPC Rating – D
-  Council Tax Band – D



## Description

In brief the accommodation comprises; entrance vestibule leading to welcoming entrance hallway with built-in storage, generously proportioned and bright bay windowed lounge with feature fireplace, stylish fitted kitchen with door providing direct access to the rear garden, bedroom 3/dining room, spacious principal bedroom with fantastic modern built-in wardrobes, second well proportioned double bedroom and contemporary shower room with shower cubicle. Further benefits include gas central heating and double glazing.



## Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated oven/hob, fridge and washing machine.

## Gardens & Driveway

To the front lies an area of garden ground with a long driveway to side providing off-street parking for multiple vehicles. There is a fantastic sized private garden located to the rear which has been beautifully maintained and is mainly laid to lawn with an area of decking.

## Viewing

Please contact Neilsons on 0131 625 2222.



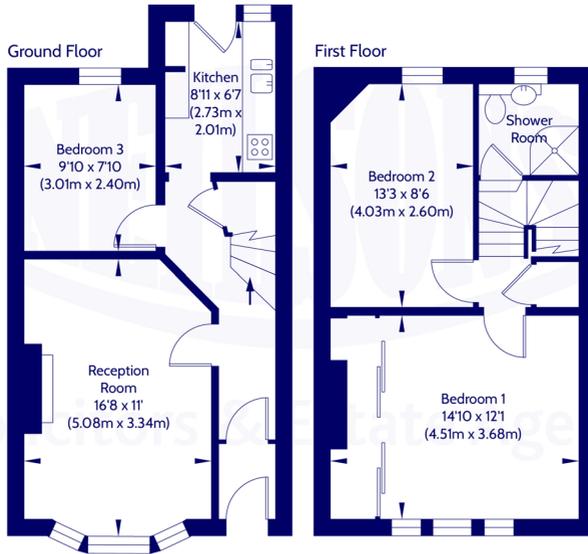


## Location

The property is situated within a quiet cul-de-sac setting in the popular district of Pilrig, close to the excellent and varied shops and amenities of Leith Walk including a wide range of independent shops, cafes and award-winning restaurants. The new St James Quarter to the east end of Edinburgh City Centre is within easy walking distance and excellent public transport links by bus or tram provide swift access to the city, surrounding areas and Edinburgh Airport. A wide choice of recreational facilities are available in the area including Pilrig Park, the Omni Centre with cinema & gym and the Playhouse Theatre. Well regarded educational facilities are available in the area from nursery to secondary level.



Approx. Gross Internal Floor Area 74.24 Sq M / 799 Sq Ft.



Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.  
All measurements are approximate and include areas under coombed ceilings in finished rooms.  
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents  
Plans by planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

## Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

💻 [www.neilsons.co.uk](http://www.neilsons.co.uk)

**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

**City Centre**  
2a Picardy Place  
Edinburgh

**South Queensferry**  
37 High Street  
South Queensferry

**Bonnyrigg**  
72 High Street  
Bonnyrigg

