

**57 Pilton Avenue
Edinburgh, EH5 2HR**

OFFERS OVER £180,000



drummondmiller



- Bright and spacious living room with doors leading into large conservatory
- 2 generous double bedrooms with built in wardrobes plus a 3rd bedroom situated off the living room.
- Separate fitted kitchen with appliances
- Own front private driveway
- Gas central heating and UPVC double glazing
- Established residential area close to schools, shops, and sports facilities
- Excellent bus services and handy for nearby main routes
- EPC C

Description

This main door lower extended villa is a style of flat which has always proved popular with purchasers of all age groups. Brick built in the 1930's, it provides well-proportioned accommodation with ample storage space. It has a fairly versatile layout (82sqm) as bedroom 3 which is adjacent to the living room could equally be used as a separate dining room/office. In addition to this, there is a comfortable bay-windowed main bedroom, a well fitted kitchen, further double bedroom, recently upgraded bathroom and a rear conservatory which is currently setup as a bedroom.





Central Heating and Double Glazing

There is gas central heating, cavity wall insulation along with UPVC replacement double glazed windows throughout.

Garden and Driveway

The property occupies a large plot providing a front driveway plus a further south facing rear garden area. The property also benefits from a shared drying green.

Location

Pilton is situated to the northwest of the city centre and has local shops catering for everyday needs, and there are 2 Morrisons supermarkets nearby on Ferry Road and off West Granton Road. Further shopping is available at the Craighleith Retail Park with Sainsbury's supermarket, Marks and Spencer Simply Food and various high street shopping outlets. The property is also conveniently located for the Ainslie Park Leisure Centre with swimming pool, Westwoods Health Club, the Western General Hospital, Fettes Edinburgh College. The open spaces of Inverleith Park and the Botanical Gardens are within easy reach, as well as the cycle path network leading to the city centre, Leith and many other parts of the city. There are good public transport links to the city centre and beyond, and the main motorway networks, the Edinburgh City Bypass, the Queensferry Crossing and Edinburgh Airport are all easily accessible by car. Schooling is well represented from nursery to senior level.

Council Tax and EPC

It is in Council Tax band C and has a C-rated Energy Performance Certificate.

Home Report

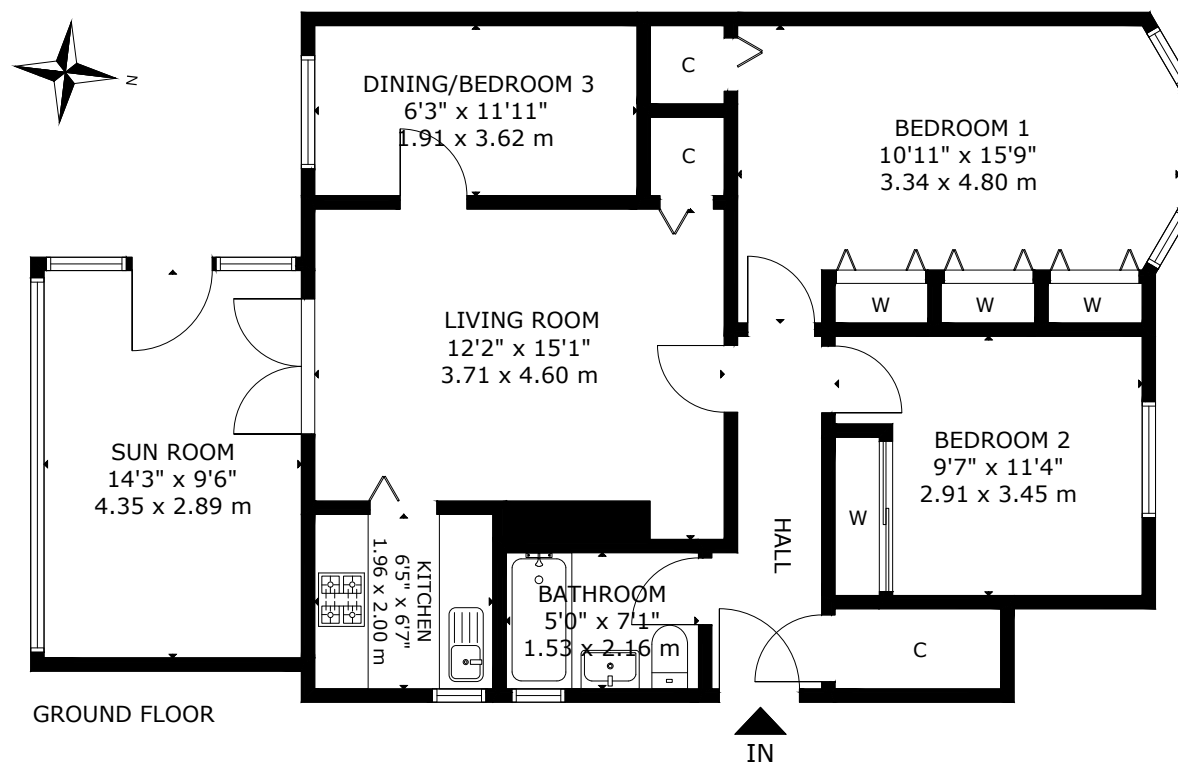
The property has been valued at £190,000 and a link to the Home Report is available from the ESPC website.

Viewing

By appointment with the Agent telephone 0131 229 3399.

Extras

The carpets, curtains, blinds, and white goods are included in the sale price.



57 PILTON AVE, EDINBURGH, EH5 2HR
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 879 SQ FT / 82 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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