

OFFERS OVER £155,000

145 Pilton Avenue, Boswall
Edinburgh, EH5 2HR

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Solicitors & Estate Agents



- Three bedroom lower villa positioned on a quiet residential street near local amenities.
- Bright and spacious living room with doors leading into separate fitted kitchen
- 2 generous double bedrooms with built in wardrobes plus a 3rd bedroom situated off the living room
- Private garden space and ample on street parking
- Gas central heating and double glazing
- Established residential area close to schools, shops and sports facilities
- Excellent bus services and handy for nearby main routes
- EPC C

Description

Nestled in a popular residential area, this generously proportioned 3-bedroom lower villa offers fantastic potential for those looking to create a stylish and comfortable home. With its own private entrance, this property features a well-laid-out interior comprising a bright and spacious living room, a separate kitchen, a three-piece bathroom, and three well-sized bedrooms, offering ample space for family living or investment purposes. The home benefits from its own private garden space, perfect for outdoor relaxation or entertaining, and provides scope for further landscaping to suit personal tastes.

While the property would benefit from general upgrading and modernisation, it presents an excellent opportunity for buyers to add value and tailor the interior to their own style and requirements.





Central Heating and double glazing

There is gas central heating, alongside double glazed windows throughout.

Garden and parking

The property benefits from its own private garden and ample on street parking.

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.

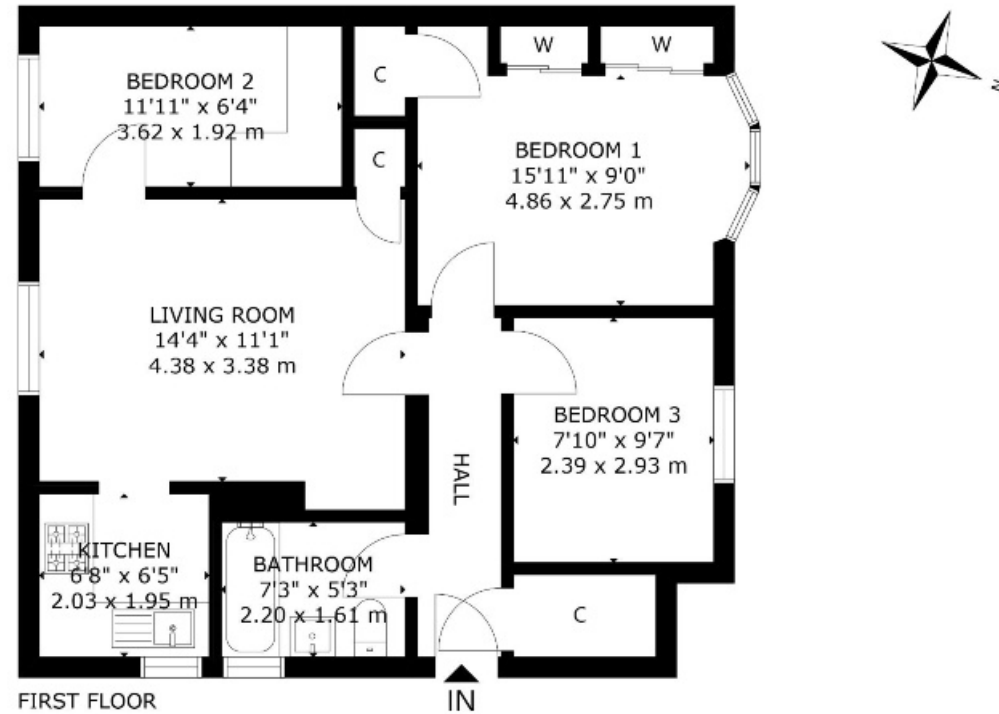
Home Report

The property has been valued at £165,000 and a link to the Home Report is available from the ESPC website.

Viewing

By appointment with the Agent telephone 0131 229 3399.





145 PILTON AVENUE, EH5 2HP
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 761 SQ FT / 71 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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