



**220 Pilton Avenue
Edinburgh, EH5 2LF**

Deans 
Solicitors & Estate Agents LLP



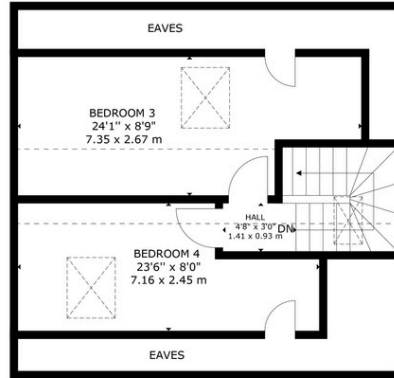
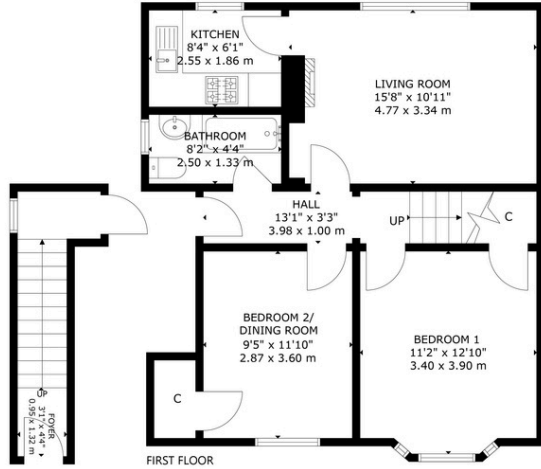
MAIN DOOR DOUBLE UPPER VILLA

- Sitting Room
- Kitchen
- Four Bedrooms
- Bathroom
- Gas Central Heating & Double Glazing
- Private Section of Garden to Rear
- Mono-block Driveway to side
- EPC Rating- C



Situated within a well-established residential estate, this charming double upper villa offers a fantastic family home in a popular location. The property is conveniently close to local amenities, including primary and secondary schools, as well as a nearby college. Several supermarkets and gym facilities are also within easy reach, and the Western General Hospital is just a short walk away. Craighleith Retail Park is a short drive away, and public transport options provide quick routes to the City Centre. In move-in condition, the well laid out flexible accommodation would make an ideal family home and comprises; entrance stairs to upper hall, attractive sitting room with views towards the Firth of Forth, modern kitchen with integrated appliances, four good sized bedrooms (one currently being used as a dining room) and fully tiled bathroom with shower. There is a mono-block driveway for approx. 2/3 cars providing off-street parking and a private section of garden ground to the rear with communal drying area. Further benefits include gas central heating and double glazing. All fitted floor coverings will be included in the sale together with the hob, hood, oven and washing machine. All appliances are sold as seen with no warranty provided. The TVs and floating units are available for purchase by separate negotiation.





220 PILTON AVENUE, EDINBURGH EH5 2LF
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,061 SQ FT / 98 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
 Copyright © Nest Marketing
 www.nest-marketing.co.uk



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

Deans 
 Solicitors & Estate Agents LLP

Your Property People.

0131 667 1900

mail@deansproperties.co.uk

deansproperties.co.uk