



**17 Pilton Place,  
Edinburgh, EH5 2EU**

**deans**   
Solicitors & Estate Agents LLP





## FIRST FLOOR FLAT

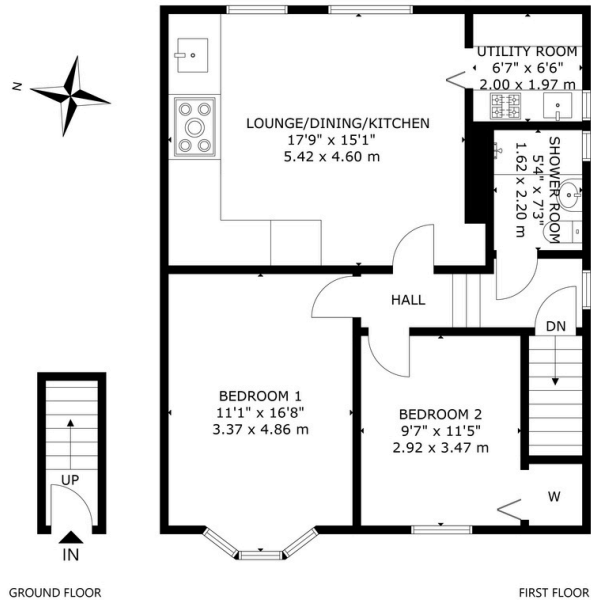
- Lounge/Dining/Kitchen
- Two Bedrooms
- Shower Room
- Utility Room
- Gas Central Heating & Double Glazing
- Private Rear Garden
- Driveway
- EPC – C



Forming part of a quiet residential estate, this charming main door upper villa is situated within the popular location of Crewe. The property is within walking distance of local day to day shopping requirements with further specialised shopping available at Craileith Retail Park a short drive away. The Western General Hospital is nearby with a good public transport service available travelling to the City Centre. The accommodation would make an ideal first purchase and comprises; entrance stairs leading to upper hall, light and airy lounge/dining open plan to the fitted kitchen with utility room off, two good sized double bedrooms and modern shower room. The property benefits from a substantial private rear garden with a garden shed, fruit trees and bushes, as well as access to a shared drying green. A driveway to the front provides off-street parking. Further benefits include gas central heating and double glazing. Included in the sale are the cooker and dishwasher. All included appliances are sold as seen with no warranty provided.







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.

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