

76 Pilton Avenue, Pilton, Edinburgh, EH5 2HS





### Description

Particularly appealing double upper villa enjoying its own main door access set in an ever popular residential area conveniently located, close to a good range of amenities and excellent transport links. This impressive home has been maintained to a good standard by the present owners and offers comfortable and versatile living space which comes with the added attraction of a private rear garden, driveway and off street parking.

### Features

- Well appointed double upper villa offering versatile living space
- Convenient location in popular Pilton
- Private entrance leading to first-floor hall
- Living/dining room with feature fireplace
- Stylishly fitted kitchen
- Three bedrooms on first floor level
- Contemporary bathroom with shower
- Large attic bedroom/living space
- Private rear garden
- Off-street parking and driveway
- Gas central heating and double glazing

### Extras

The fitted floor coverings, oven, hob, cooker hood, washing machine and fridge/freezer are included.

### EPC Rating: D

### Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.

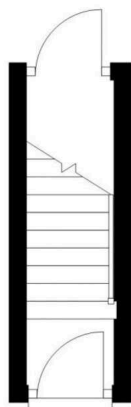




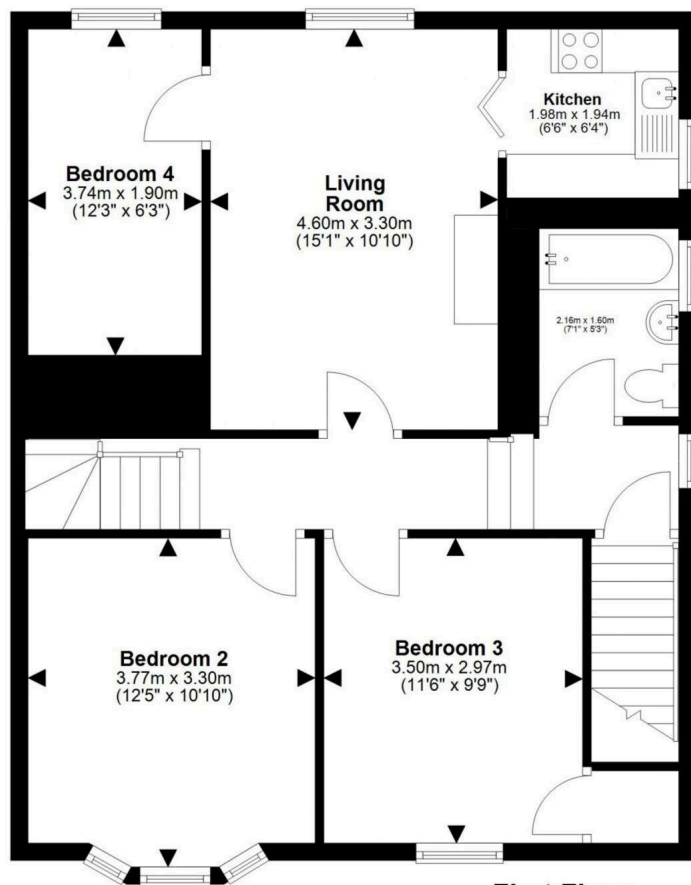
## Location

Lying just three miles northwest of Edinburgh city centre and well-connected by excellent transport links, the popular suburb of Pilton benefits from a wealth of local shopping and recreational amenities. Some of the capital's most treasured green spaces are also in easy reach, including Inverleith Park and the Royal Botanic Garden. For grocery and everyday shopping, Pilton is served by an excellent selection of major supermarkets in the immediate surrounding area, as well as a post office, a pharmacy and a medical centre. A great selection of high-street outlets can be found at Craighleith Retail Park and Ocean Terminal, which also boasts a multi-screen cinema, popular family restaurants and a 24-hour gym. Further local sports facilities are on offer at Ainslie Park Leisure Centre, with a pool, a gym, a sports hall and fitness classes. Pilton has a superb selection of private and state schooling options, including the prestigious independent Fettes College. With its proximity to the main thoroughfare of Ferry Road, the area provides swift access into the city, as well as the Forth bridges, the City Bypass and the M8/M9 motorway network.

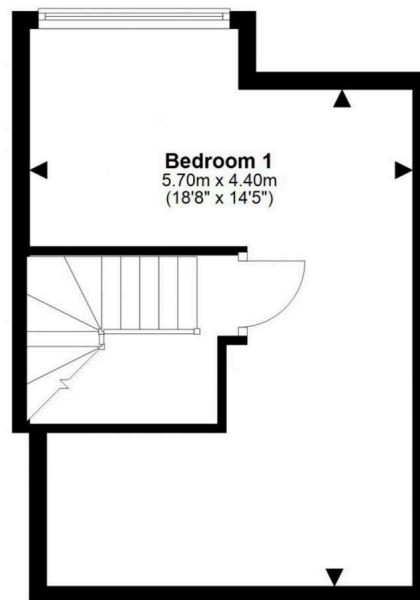




Ground Floor

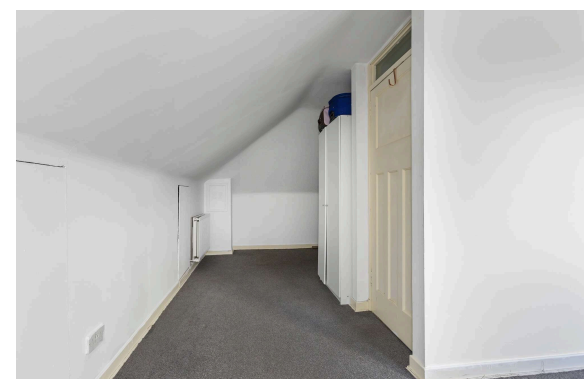


First Floor



Second Floor

For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

espc