










Offers Over

£190,000

65 Pilton Place

Pilton | Edinburgh | EH5 2HA

This attractive and spacious main door upper villa with private gardens and driveway forms part of an established residential district, within easy access of the City Centre, excellent local amenities and transport links. The accommodation would undoubtedly appeal to the young professionals and early viewing is highly recommended.

-  2 Bedrooms
-  1 Public room
-  1 Shower room
-  Private gardens
-  Driveway
-  EPC Rating –C
-  Council Tax Band - C



Description

The accommodation in brief comprises; stairs leading to welcoming entrance hallway, generously proportioned and bright lounge/dining with gas fireplace and contemporary fitted kitchen located off, spacious bay-windowed principal bedroom with built-in storage cupboard, second well proportioned double bedroom with built-in storage and modern fully tiled shower room with rainfall shower and heated towel rail. Further benefits include gas central heating, double glazing and Ramsay ladder leading to attic storage.



Extras

All the fitted floor coverings and blinds will be included in the sale together with the integrated dishwasher, integrated fridge/freezer, oven and hob.

Gardens and Parking

To the front of the property lies a driveway providing off-street parking together with well-maintained private gardens to the side and rear. A communal drying area can also be found to the rear.

Viewing

By appointment with Neilsons on 0131 625 2222.





Location

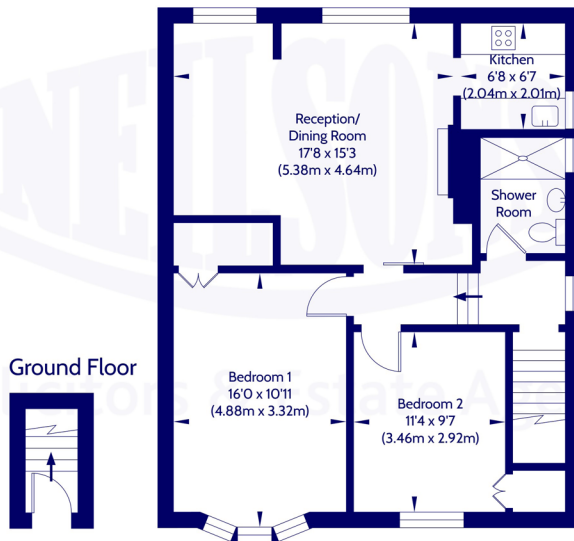
The property is in the established district of Pilton which is situated approximately three miles north west of Edinburgh City Centre. The area is well served by a frequent bus service which travels to many parts of the City and the City Bypass is also easily accessible, with links to central Scotland's main arterial roads. There are convenient shops in the immediate vicinity to cater for day to day needs and more extensive amenities can be found in nearby Leith or Stockbridge, which offers a fantastic selection of shops, popular bars and restaurants. In addition, there is a Morrisons on Ferry Road and a large Asda in Newhaven. For the outdoor enthusiast there are a variety of wonderful natural spaces in the surrounding area, including promenade walks along the banks of the Forth, the beautiful water of Leith walkway and The Royal Botanic Gardens.





Approx. Gross Internal Floor Area 72 Sq M / 774 Sq Ft.

1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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