



Pilton

18 Pilton Place
EH5 2EX



Upper Flat

OFFERS OVER £169,000

- Entrance vestibule
- Hallway
- Livingroom
- Kitchen
- 2 Double bedrooms
- Shower room
- Floored attic
- Gas central heating
- Double glazing
- Private multi-car driveway
- Private rear garden

Viewing - by appointment call
Beveridge & Kellas on 0131 554 6321









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

This 2 bedroomed upper flat is situated in the established Crewe district, which is situated northwest 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. There are convenient shops in the immediate vicinity to cater for day to day needs and more extensive amenities can be found in nearby Craighleith Retail Park or Stockbridge, which offers a selection of shops, popular bars and restaurants. In addition, there is a Morrisons on Ferry Road and Waterfront Broadway, Lidl in Granton and a large Asda in Newhaven. For the outdoor enthusiast there is promenade walks along the banks of the Forth, the beautiful water of Leith walkway.

The property opens to an entrance vestibule with stairs to the upper level. The hallway then gives access to much of the accommodation and has an overhead hatch to the attic space. A well-proportioned living room is found to the front of the property with wall mounted electric fire within a built in surround, and bay style window. The kitchen is situated to the rear and benefits from base and wall units, integrated oven, integrated gas hob, freestanding washing machine and a fridge freezer. To the front is a double bedroom with a built-in storage cupboard. Another double bedroom is found to the rear. Completing the accommodation is a bathroom with splashboard walls, WC, bath with shower attachment and wash hand basin within a vanity unit.

Additional benefits include gas central heating, double glazing, private multi car driveway, shed/workshop, summer house, and a private rear garden.

EXTRAS

All aforementioned white goods, any curtains/blinds, light fittings, carpets, and sheds/outbuildings to be included (no warranties to be given).

OFFERS

Offers Over £169,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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