

KILGOUR

PROPERTY



3 Pilton Avenue, Edinburgh, EH5 2BS





- Lounge
- Separate Kitchen
- 4 Bedrooms
- Bathroom
- Shower Room
- Gas Central Heating
- Double Glazing
- Private Gardens
- On Street Parking
- Council Tax – Band C
- EPC – Band C

Viewing by appointment through selling agent on 0131 273 5233

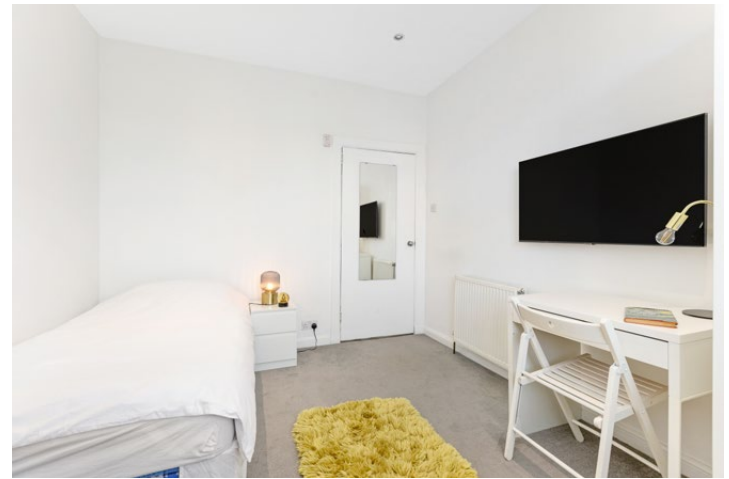
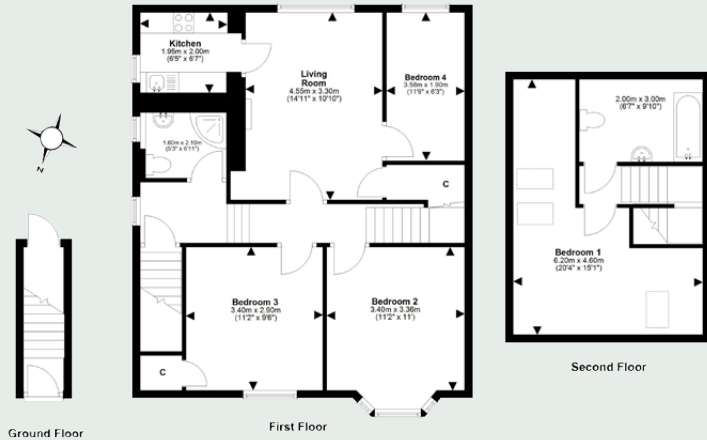
Description

A stylish and very well presented main door double upper villa set in a popular residential location with good day to day amenities on the doorstep and excellent commuting link around the city. The property will appeal to a number of buyers due to the flexibility of the accommodation. The property benefits from gas central heating and is double glazed throughout. Externally there are well maintained private gardens to the rear and ample on street parking is on hand.

Location

Pilton is situated to the northwest of the city centre and has local shops catering for everyday needs, and there are 2 Morrisons supermarkets nearby on Ferry Road and off West Granton Road. Further shopping is available at the Craighleith Retail Park with Sainsbury's supermarket, Marks and Spencer Simply Food and various high street shopping outlets. The property is also conveniently located for the Ainslie Park Leisure Centre with swimming pool, Westwoods Health Club, the Western General Hospital, Fettes Edinburgh College. The open spaces of Inverleith Park and the Botanical Gardens are within easy reach, as well as the cycle path network leading to the city centre, Leith and many other parts of the city. There are good public transport links to the city centre and beyond, and the main motorway networks, the Edinburgh City Bypass, the Queensferry Crossing and Edinburgh Airport are all easily accessible by car. Schooling is well represented from nursery to senior level.



1 4 2 C 
A B C
EPC BANDC 
COUNCIL TAX BAND

Lounge	14'11 x 10'10	4.55x 3.30m
Kitchen	6'5 x 6'7	1.95 x 2.00m
Bedroom 1	20'4 x 15'1	6.20 x 4.60m
Bedroom 2	11'2 x 11.0	3.40 x 3.36m
Bedroom 3	11'2 x 9'6	3.40 x 2.90m
Bedroom 4	11'9 x 6'3	3.58 x 1.90m
Bathroom	6'7 x 9'10	2.00 x 3.00m
Shower room	5'3 x 6'11	1.60 X 2.10m







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