



RALPH SAYER
SOLICITORS & ESTATE AGENTS

137 Pilton Avenue

East Pilton, Edinburgh EH5 2HP

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Set around a small 'green' and opposite East Pilton Park, this appealing ground floor flat, enjoys a tranquil open aspect in popular residential East Pilton. The property enjoys a south facing aspect to the rear and has a private front garden and back garden plot, along with shared drying green.

The entrance is tucked away to the side, where you are greeted by a welcoming hallway. A spacious lounge/diner is flooded with natural light from a south-facing picture window, which overlooks the rear garden and the perfect setting for modern family life or entertaining. Adjacent, is a modern kitchen, an airy room lined with sleek gloss cabinets.

Property Summary

- Appealing ground floor flat
- Spacious lounge diner
- Chic gloss kitchen
- Two double bedrooms
- Stylish three-piece bathroom
- Gas central heating & double glazing
- Private front garden, rear garden & shared drying green
- Unrestricted on-street parking
- EPC Rating - C | Council Tax Band - C







Beautifully
presented,
ground floor flat,
with excellent
outdoor space





Returning to the hall, the property boasts two excellent double bedrooms. Completing the accommodation is the light and airy three-piece bathroom, which is immaculately tiled in neutral tones, and comprises a shower-over-bath with a glass shower screen.

Externally, the property benefits from private gardens to the front and rear (south facing)
Parking: Unrestricted on-street parking

Extras: fitted floors, light fittings, curtains, blinds, wardrobe (bed 1), garden shed and all kitchen appliances, to be included in the sale.

Let us help you find your next
dream property!



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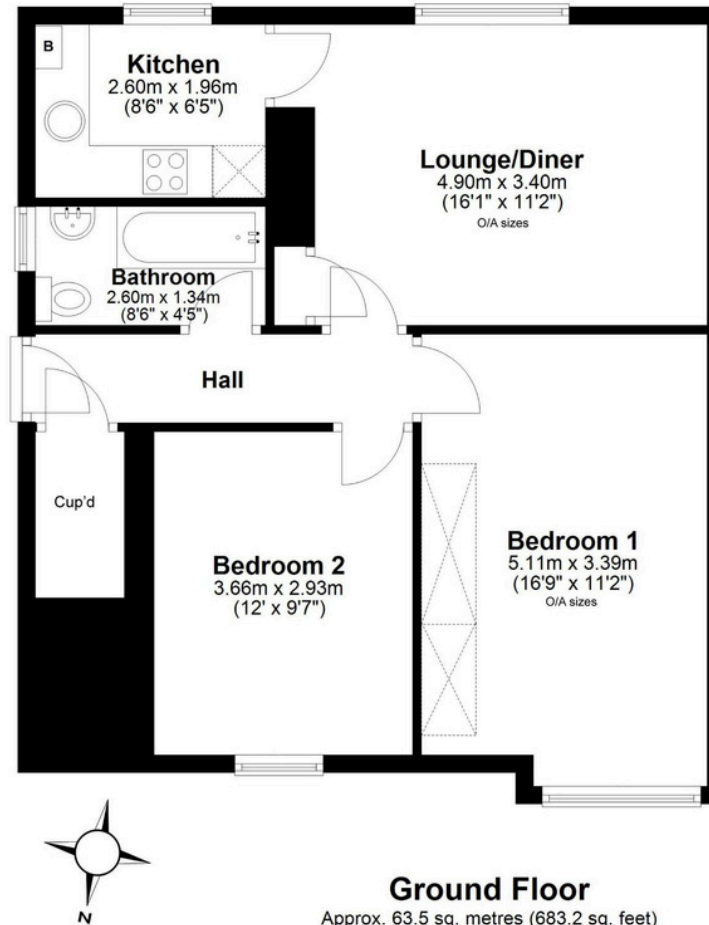
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Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, 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.



Location



EAST PILTON PARK OPPOSITE FLAT

East Pilton is an established residential area north-west of the city centre and neighbouring desirable Trinity and Fettes. It offers an array of affordable housing and due to its proximity to the city centre (4.5 miles) and easy access to the A90, is an ideal choice for first time buyers and investors. There are excellent local amenities a Morrisons store on Ferry Road with more extensive shopping found at nearby Craigleith Retail Park. Granton harbour is close by, housing two yacht clubs, the Royal Forth and the Forth Corinthian. There are a number of local parks in the area, including Inverleith and the promenade at nearby Silverknowes offers fabulous walks along the Firth of Forth to Cramond Village. Also in the area is Ainslie Park Leisure Centre with a swimming pool and a choice of gyms. Two good golf courses are close by along with access to the vast cycle path network. It has good transport links and an excellent local bus service operates to the City Centre and to the business parks at South Gyle and Royal Bank of Scotland Headquarters.