

campbell
smith

169 Pilton Avenue,
Edinburgh,
EH5 2HP



- Bright, modern and tastefully presented lower villa flat with fine open outlook
- Popular & mature location to the north of the city centre
- Excellent local amenities
- Reception Hall
- Spacious lounge with open-plan dining room adjacent
- Fitted kitchen with appliances
- Two good double bedrooms with open outlook
- Shower room with white suite & corner shower
- Gas central heating with combination boiler
- Double glazing
- Sunny, mature private rear garden
- Shared drying area
- Private driveway and unrestricted on-street parking

Offers Over : £170,000









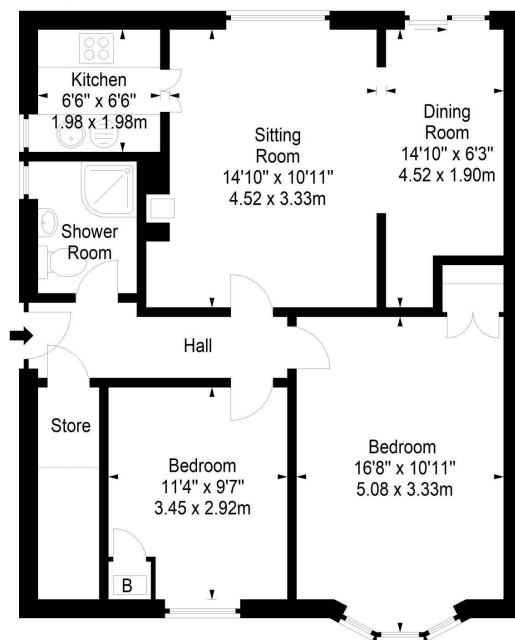




Pilton Avenue,
Edinburgh,
Midlothian, EH5 2HP



Approx. Gross Internal Area
769 Sq Ft - 71.44 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor

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21 York Place, Edinburgh, EH1 3EN

Tel: 0131 555 2999

Fax: 0131 555 5450

camsmith.co.uk



Extras

All fitted carpets and fitted floor coverings, curtains, blinds, gas hob, electric oven, cooker hood, washing machine, fridge & freezer



Buses

From Ferry Road – 21 & 27. From Boswall Parkway – 8, 14 & 19.



Shops

Morrison's on Ferry Road, Waitrose at Comely Bank & Sainsbury's at Craigleith Retail Park.



Schools

Granton Primary School, Holy Cross RC Primary School, Broughton High School and St. Thomas of Aquin's RC High School.



Parking

A private driveway to the front affords off-street parking, with unrestricted on-street parking also being available on Pilton Avenue itself.



Council Tax Band – C



EPC – C



Factor

None



Viewing

Telephone Campbell Smith on
0131 555 2999

DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.