



317 Pilton Avenue

Pilton | Edinburgh | EH5 2LB

Neilsons are delighted to offer on to the market this well-proportioned and immaculately presented main door lower villa, which is located on a quiet residential street within easy travelling distance of Edinburgh City Centre. In true move-in condition, the property has been modernised and upgraded to an excellent standard by the existing owner with demand expected to be high. The flat also boasts a generously sized private garden and a driveway to the front for off-road parking.

-  2 bedroom
-  1 public room
-  1 bathroom
-  Driveway
-  Private front and rear gardens
-  EPC rating – D
-  Council tax band – C



Description

The internal accommodation in this extremely well presented ground floor property briefly comprises: entrance hallway with a generous built-in storage cupboard housing a recently installed gas boiler, spacious & comfortable reception room with a sunny south facing aspect over the private rear garden, stylish & recently installed modern kitchen fitted with a variety of base and wall mounted units with coordinated worktops, splash-backs, a selection of built-in appliances and a door to the garden, large & appealing bay fronted principal bedroom, generous second double bedroom, and a contemporary shower room with counter top sink, WC and drench shower.



Extras

All floor coverings, light fittings, curtain poles, white goods and integrated appliances are included.

Gardens & Driveway

There is a private driveway to the front of the property which provides excellent off-street parking and ample on-street visitors parking is widely available. There is a sunny south facing, fully enclosed paved rear garden accessed via a door from the kitchen. The rear garden includes a well-maintained shed.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

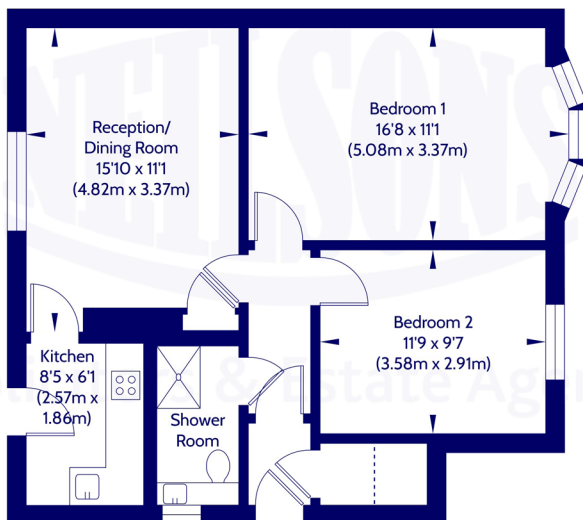
This is an established residential area, located approximately two miles North of Edinburgh City Centre. There are many local shops and a variety of supermarkets including Sainsbury's, Waitrose and Morrisons close at hand to cater for day-to-day needs. Further amenities can be found in the neighbouring areas of Leith and Stockbridge, both of which feature a fantastic choice of cafes, bars, restaurants and independent specialist shops. This property offers easy access to Ainslie Park Leisure Centre, to Westwood's Gym, to the Royal Botanical Gardens and to Edinburgh's fantastic cycle path network which provides off-street links to many parts of the city. The area is also very well connected to the city centre with regular buses and the City-Bypass is within easy travelling distance.





Approx. Gross Internal Floor Area 60 Sq M / 646 Sq Ft.

Ground 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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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

