

COULTERS[©]

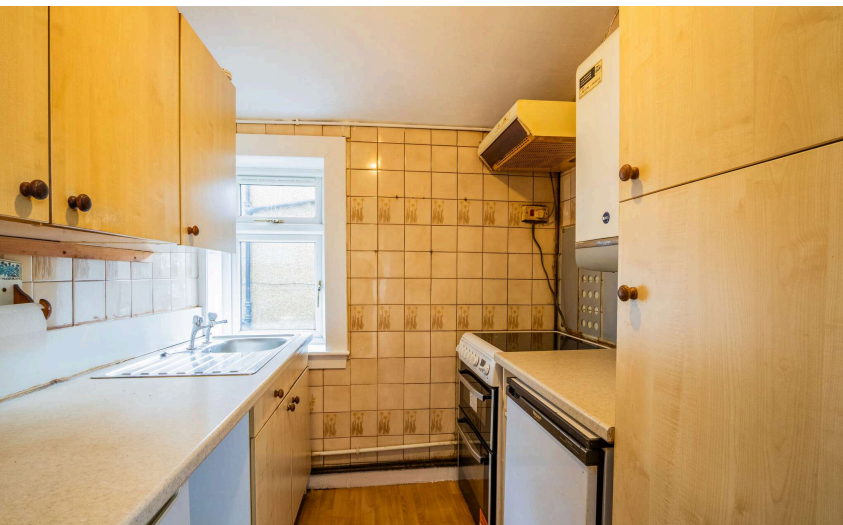
34 PILTON DRIVE

PILTON, EDINBURGH, EH5 2HQ

 3 BED

 1 BATH

 1 PUBLIC



TAKE A LOOK INSIDE

Set within a popular and well-established residential area, this three-bedroom upper villa flat offers bright and well-proportioned accommodation with excellent potential for a range of buyers. Accessed via its own main door at ground floor level, the property is arranged over the first floor and also benefits from access to a sizeable attic space, offering further scope for development, subject to the necessary consents.

The accommodation comprises: sitting room; kitchen; three well-proportioned bedrooms; and a bathroom. While the interior would now benefit from modernisation, the property is both bright and spacious and provides a blank canvas for buyers who are looking to put their own stamp on a home.

KEY FEATURES



Upper villa flat with great potential.



Private gardens to both front and rear.



Large attic with scope for conversion.



EPC Rating - C



Three bedrooms available.



Unrestricted on-street parking.



Pilton Park close by.



Council Tax Band - C



The property enjoys excellent outdoor space, with a shared drying green to the rear and, beyond this, a private section of garden. To the front, an area of ground to the left-hand side of the path forms part of the title and may offer potential for the creation of a driveway, subject to the appropriate permissions. Unrestricted on street parking is also available.

The property is fitted with double glazing and gas central heating.



THE LOCAL AREA

Pilton is a well-established residential area situated to the north-west of Edinburgh's city centre, offering a convenient and increasingly popular location for a wide range of buyers. Ainslie Park Leisure Centre, minutes from the property, has a swimming pool, gym, and fitness classes, and there are further impressive award-winning facilities at Westwood's Health Club and The Village Hotel. The area provides an excellent selection of local amenities, with nearby shopping available at Craighleith Retail Park and Ocean Terminal, where a variety of high-street retailers, supermarkets, restaurants and leisure facilities can be found. The nearby districts of Stockbridge and Inverleith also offer a more boutique selection of independent shops, cafes and eateries. The area is particularly well positioned for access to green spaces, with Pilton Park, Inverleith Park and the Royal Botanic Garden Edinburgh all within easy reach, providing attractive outdoor areas for walking and recreation.

The area is well placed for access to a range of educational institutions, including Granton Primary School and Broughton High School, while further schooling and private options are available across the city. Pilton benefits from excellent transport links, with regular bus services and cycle paths providing swift access to the City Centre and surrounding areas.

EXTRAS

The property is sold as seen with all floor coverings and white goods included in the sale price.

HOME REPORT VALUATION: £155,000



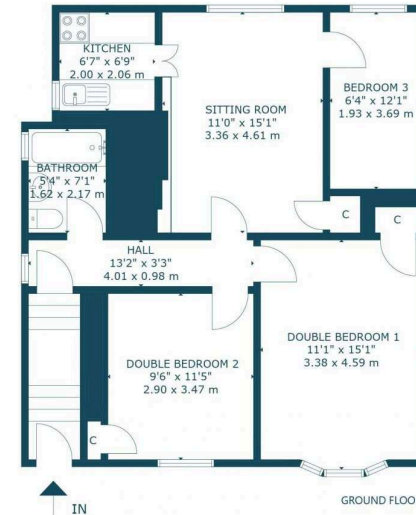
www.coultersproperty.co.uk



0131 603 7333



enquiries@coultersproperty.co.uk



34 PILTON DRIVE, PILTON, EDINBURGH, EH5 2HQ
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 812 SQ FT / 75 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
Copyright © Nest Marketing
www.nest-marketing.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.