



Offers Over
£175,000

243 Pilton Avenue

Pilton | Edinburgh | EH5 2LA

This attractive main door lower villa offers well-proportioned accommodation and benefits from private gardens and a gated driveway. The property will appeal to a wide range of buyers, particularly professionals and first-time purchasers seeking a comfortable home with outdoor space and convenient access to everyday amenities. Ideally positioned, the property is close to local shops, services and well-established commuting links, making it a practical choice for those travelling for work or leisure.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - C



Description

Access is via a private main door which opens into a vestibule leading through to the central hallway, providing access to the principal accommodation. To the rear of the property is a bright and spacious reception room which overlooks the private garden. This welcoming living space features laminate flooring and offers ample room for both lounge and dining furniture, creating a versatile area for relaxing or entertaining. The fitted kitchen is equipped with modern white high-gloss wall and base units, complemented by tiling to the splash areas. Glazed doors provide direct access to the rear garden, allowing for excellent natural light and easy indoor-outdoor living during the warmer months. The principal bedroom is a particularly spacious double, enhanced by a bay window that allows plenty of natural light to flow into the room. It is presented in modern décor, creating a comfortable and stylish space. The second bedroom is another well-proportioned double positioned to the front of the property, featuring laminate flooring and neutral décor which will suit a variety of tastes. Completing the accommodation is the bathroom, fitted with a white three-piece suite including a bath with shower over and a glass shower screen.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Driveway

Externally, the property continues to impress. To the front there is a decorative lawned garden and a private gated driveway providing off-street parking, with additional on-street parking available for visitors. The enclosed rear garden is designed for easy enjoyment, featuring a decked area directly accessed from the house, a lawn section, and a timber shed providing useful outdoor storage.

Viewing

Please contact Neilsons on 0131 625 2222.



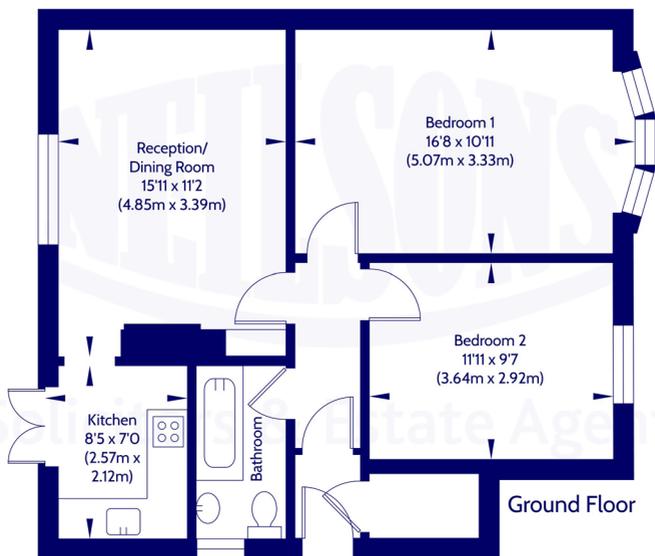


Location

The property is in the established district of Pilton which is situated approximately three miles north west of Edinburgh City Centre. The area is well served by a frequent bus service which travels to many parts of the City and the City Bypass is also easily accessible, with links to central Scotland's main arterial roads. There are convenient shops in the immediate vicinity to cater for day to day needs and more extensive amenities can be found in nearby Leith or Stockbridge, which offers a fantastic selection of shops, popular bars and restaurants. In addition, there is a Morrisons on Ferry Road and a large Asda in Newhaven. For the outdoor enthusiast there are a variety of wonderful natural spaces in the surrounding area, including promenade walks along the banks of the Forth, the beautiful water of Leith walkway and The Royal Botanic Gardens.



Approx. Gross Internal Floor Area 61 Sq M / 655 Sq Ft.



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.



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