



Offers Over  
**£185,000**

## 205 Pilton Avenue

Pilton | Edinburgh | EH5 2HW

An excellent opportunity has arisen to purchase this attractive, larger than average, 2-bedroom main door upper villa, set on a generous plot with gated double driveway and private fully enclosed, south-facing rear garden. Conveniently positioned within walking distance of excellent local amenities including Ainslie Park Leisure Centre and Morrisons supermarket with superb transport links on hand serving many parts of the city.

-  2 Bedrooms
-  1 Public room
-  1 Shower room
-  Private Gardens
-  Double driveway
-  EPC Rating – C
-  Council Tax Band - C



## Description

The property is offered to the market in move-in condition with many excellent features including, to name but a few, CCTV and security lighting, EV charger, smart meters together with upgraded double glazed window units with warranty. The accommodation shall undoubtedly appeal to many and merits internal viewing to be fully appreciated. Access is to the front of the building with entrance and stairs leading to the upper hallway with good storage provisions. There is a well-presented and sizeable reception/dining room with two windows to rear providing excellent natural light. The room divides naturally into lounge and dining areas, with the lounge featuring a gas burner with solid marble hearth. The modern kitchen is located off the lounge with window to side and fitted with a range of base and wall-mounted units with built-in gas hob, electric oven and hood. There are two generous double bedrooms off the hallway, with the larger of the two benefiting from built-in wardrobes, further storage cupboard and featuring a bay window to front. Lastly the shower room comprises of a white three piece suite with electric shower. In addition, the property has a gas central heating system with combi boiler with upgraded double glazing (approx. 2 years old).



## Extras

All fitted floor coverings and blinds will be included in the sale together with the built-in hob/oven/hood, fridge freezer and washing machine.

## Gardens and Driveway

The property is set on a sizeable plot with large, gated monoblock double driveway to the side. To the rear of the property and enjoying a southerly aspect, lies an enclosed private garden which has been well maintained, is mainly laid to lawn and houses the two garden sheds. In addition, there is a communal garden/drying green. Additional visitors parking is available to the front of the property.

## Viewing

By appointment with Neilsons on 0131 625 2222.





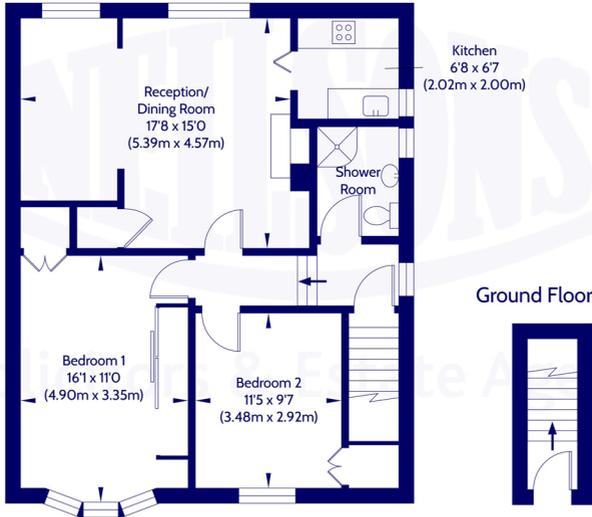
## Location

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 71 Sq M / 764 Sq Ft.

### 1st 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.



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