

COULTERS[®]

WELCOME TO:

PILTON AVENUE

163 Pilton Avenue, Pilton, Edinburgh, EH5 2HP



PILTON AVENUE AT A GLANCE:



Residential Pilton
location



Upper
villa



Generously
proportioned



Overlooking
Pilton Park



Private and
shared gardens



Minutes from
excellent amenities

EXTRAS:

The property is sold as seen with all fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings as well as white goods, included in the sale.



A LITTLE BIT ABOUT THE PROPERTY:

Situated in the established residential neighbourhood of Pilton, this is a bright upper villa which forms part of a block of four flats. The property is peacefully situated with a pleasant outlook over Pilton Park, and is just minutes from local leisure and retail amenities as well as being just a short journey into Edinburgh's city centre. Although now requiring modernisation, there is superb potential for an owner occupier or investor, to create a comfortable and conveniently situated home.

- Light-filled living room with a living flame fireplace and built-in cupboard.
- Versatile space off the living room that could be used as a third bedroom, home office or dining room.
- Versatile dining room that could be utilised as a home office.
- Spacious and bright principal double bedroom with a built-in cupboard.
- Second sizeable double bedroom with a built-in cupboard.
- Family bathroom featuring a three-piece suite of a wall-mounted shower over bath, WC, and washbasin.
- Double glazing and gas central heating throughout.
- Neat, private garden to side and rear, plus a shared drying green.
- On-street parking.



LOCATION, LOCATION, LOCATION:

Pilton is a popular area two miles north of Edinburgh's City Centre. There are excellent leisure and recreational opportunities with Pilton Park and the picturesque Royal Botanic Garden and Inverleith Park nearby. 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.

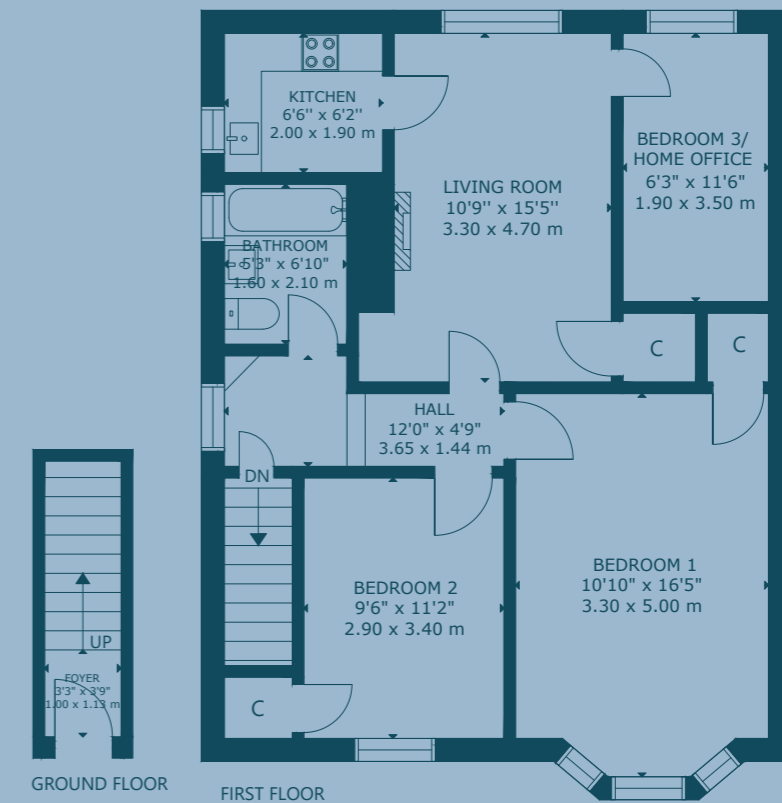
Enjoying idyllic settings, Silverknowes and Murrayfield Golf Clubs are within a ten-minute drive. When it comes to dining you are spoilt for choice with the range of restaurants and bars on offer in Stockbridge. These include The Raeburn, Hector's, Hamilton's, and The Baillie. This cosmopolitan area of Edinburgh

benefits from an array of independent boutiques and cafès, as well as fantastic choices to meet daily shopping needs such as George Bower Butchers, Herbie's of Edinburgh Deli, and Armstrong's of Stockbridge Fishmonger. Larger shopping requirements are met at Morrisons only a few minutes from the property, as well as Waitrose at Comely Bank and Craighleith Retail Park which houses a Sainsbury's and a Marks and Spencer.

Local schooling includes Granton Primary School and Broughton High School, and private choices are within easy reach. Regular bus services take you into Edinburgh City Centre, and the M8, The Queensferry Crossing, and Edinburgh International Airport are easily accessible.



FLOOR PLAN:



163 Pilton Avenue, Pilton, Edinburgh, EH5 2HP

Approx. Gross Internal Area

751 Sq Ft - 70 Sq M

For identification only. Not to scale.

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WE'D LOVE TO
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