



**51 Pilton Avenue, Edinburgh,
EH5 2HR**



CHARTERED FIRM



ELP 
**Arbuthnott
McClanachan**
solicitors & estate agents

BEAUTIFULLY PRESENTED

TWO-BEDROOM, MAIN DOOR UPPER FLAT



This beautifully presented, two-bedroom, main door, upper flat is situated in the popular Pilton area of Edinburgh, close to local amenities, green spaces and good transport links. The current owners have decorated the property to a high standard throughout. The accommodation consists of a bright and spacious dining lounge, with a gas flame fire, a cupboard and twin windows overlooking the rear garden, a smart fitted kitchen, with white units, complementary worktops and tiling and appliances. There is an attractive double bedroom, with a built-in wardrobe, and a second bedroom, which has been split into two rooms by the current owners, both with storage, a partially floored attic, with Ramsay ladder (housing the boiler) and a very nice family bathroom with an overhead shower. There is a private garden to the side of the property and to the rear, which has been very well maintained, with an area of lawn, decking, planted borders, three sheds and a BBQ area. There is also a shared drying area. Early viewing is recommended.

- Hall
- Dining lounge
- Kitchen
- Double bedroom
- Double bedroom - split into two rooms
- Bathroom
- Partially floored attic with Ramsay ladder
- Gas central heating
- Double glazing
- Private side and rear garden
- Shared drying area
- On-street parking





PILTON

Pilton is situated to the northwest of the city centre and has local shops catering for everyday needs, and there are 2 Morrisons supermarkets nearby on Ferry Road and off West Granton Road. Further shopping is available at the Craighleith Retail Park with Sainsbury's supermarket, Marks and Spencer Simply Food and various high street shopping outlets. The property is also conveniently located for the Ainslie Park Leisure Centre with swimming pool, Westwoods Health Club, the Western General Hospital, Fettes Edinburgh College. The open spaces of Inverleith Park and the Botanical Gardens are within easy reach, as well as the cycle path network leading to the city centre, Leith and many other parts of the city. There are good public transport links to the city centre and beyond, and the main motorway networks, the Edinburgh City Bypass, the Queensferry Crossing and Edinburgh Airport are all easily accessible by car. Schooling is well represented from nursery to senior level.



Extras

All fitted floor coverings, curtains, blinds, light fittings, cooker, fridge freezer, washing machine and three sheds are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

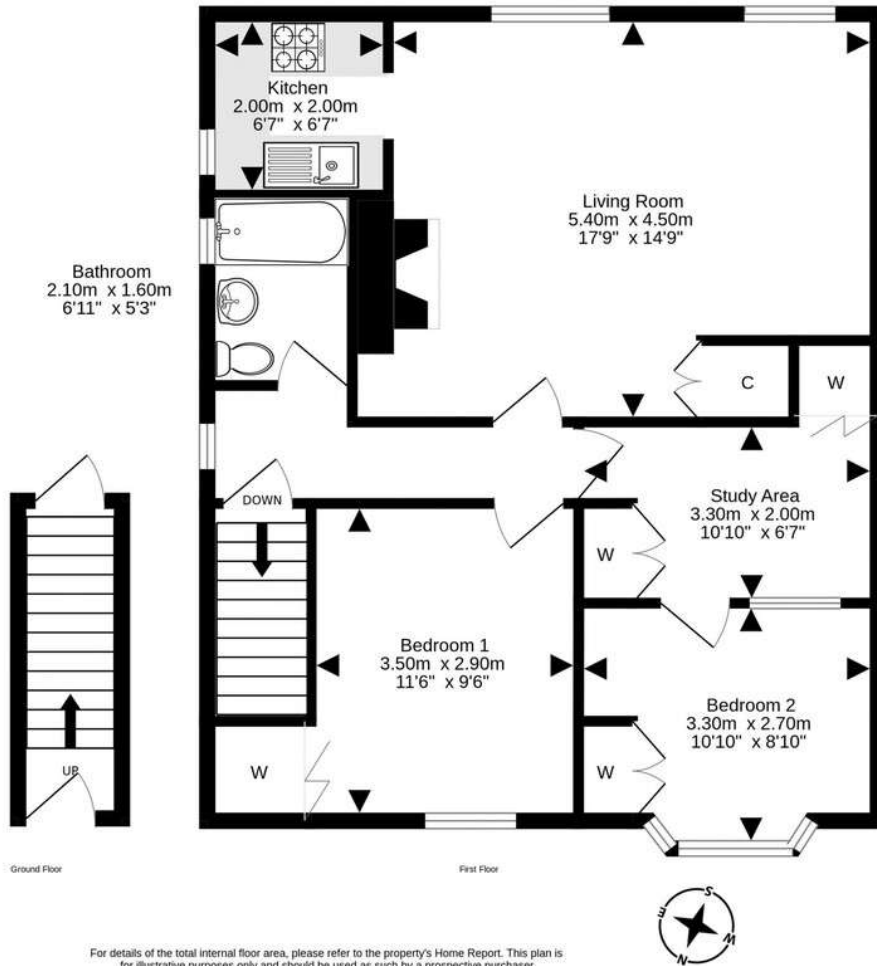
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Home Report Valuation

£180,000

EPC Rating

D



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89 Main Street, Davidsons Mains, Edinburgh EH4 5AD ♦ DX 657 Edinburgh ♦ t: 0131 312 7276 ♦ f: 0131 312 6029
 e: property@elpamsolicitors.co.uk ♦ w: www.elpamsolicitors.co.uk

Also at: 98-99 Ferry Road, Leith, Edinburgh EH6 4PG ♦ DX 550874 Leith ♦ t: 0131 554 8649 ♦ f: 0131 554 8648

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