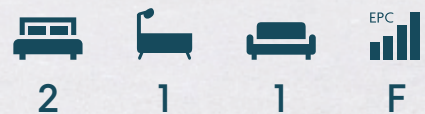


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WELCOME TO:

PILTON AVENUE

85 Pilton Avenue, Pilton, Edinburgh, EH5 2HR



PILTON AVENUE AT A GLANCE:



Residential Pilton location



Two-bedroom upper villa in need of modernisation



Well-proportioned and bright accommodation



Shared east-facing rear garden



Close to The Royal Botanic Gardens and Stockbridge



Minutes from retail and leisure amenities

EXTRAS:

All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note that other items may be available through separate negotiation.



A LITTLE BIT ABOUT THE PROPERTY:

Now in need of modernisation, this two-bedroom upper villa in Edinburgh's Pilton is the perfect opportunity to create a stylish and comfortable home. Enjoying a rare east-west-facing aspect and generous proportions, it offers much potential and is a wonderful blank canvas for those purchasers keen to renovate. Close to an array of leisure and retail amenities and within easy reach of Edinburgh City Centre, this is a fantastic opportunity for a first-time buyer or investor.

- Bright and spacious east-facing lounge with a large picture window overlooking the shared rear gardens, carpeting, a built-in cupboard, and a living flame gas fireplace.
- Kitchen adjoining the lounge and now in need of modernisation.
- Generous west-facing carpeted principal double bedroom with ample room for freestanding furnishings.
- Second smaller carpeted double bedroom with a built-in cupboard.
- Family bathroom featuring a three-piece white suite of a wall-mounted shower over bath, WC, and washbasin.
- Double glazing throughout.
- Shared rear garden with drying area.
- On-street parking.





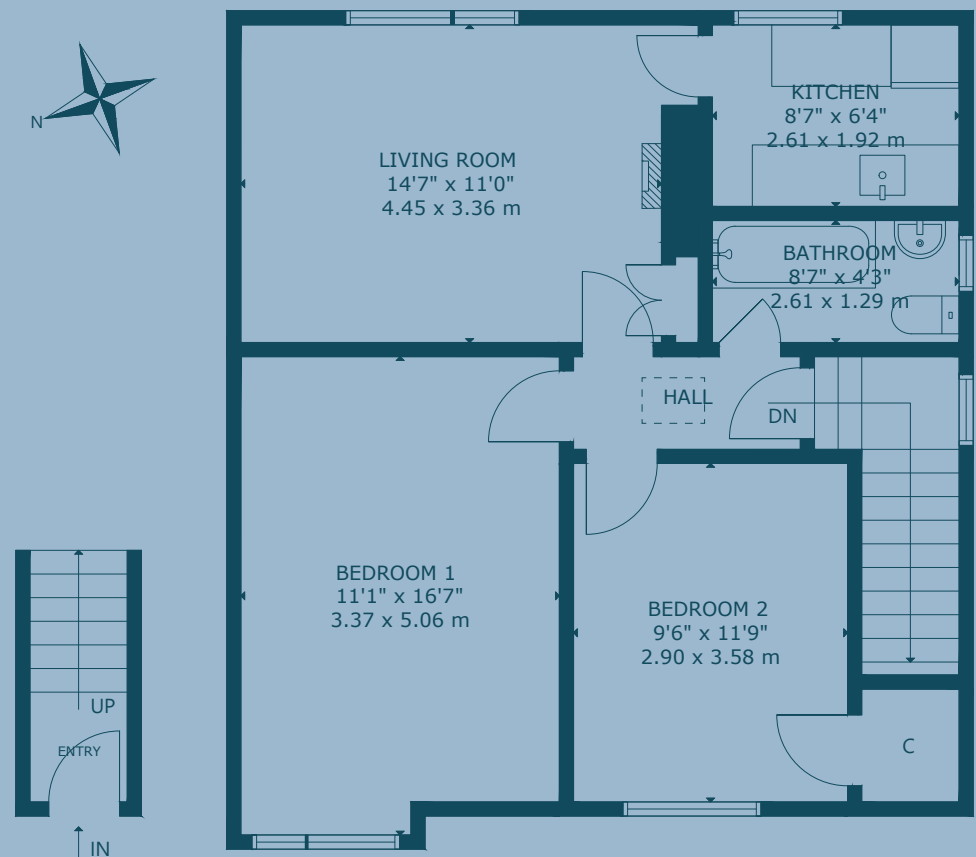
LOCATION, LOCATION, LOCATION:

Pilton is a popular residential area two miles north of Edinburgh's City Centre. There are excellent leisure and recreational opportunities with the picturesque Royal Botanic Gardens and Inverleith Park nearby offering panoramic Edinburgh views and peaceful walks. Inverleith Park boasts a playpark, recreational sports pitches, and tennis courts and is extremely popular for picnics in the summer, it also hosts the annual Foodies Festival. 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 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. Bustling cafés like Artisan Roast and S derberg Swedish Coffee Shop and Bakery are the place to be at the weekend when Stockbridge is a buzz with people, especially on a Sunday with the popular farmers market. Larger shopping requirements are met at Morrisons only a few minutes from the property, as well as Waitrose at Comely Bank and Craigleith Retail Park which houses a Sainsbury's and a Marks and Spencer. Local schooling includes Granton Primary School and Broughton High School with private choices within easy reach. Regular bus services take you into Edinburgh City Centre, and the M8, The Queensferry Crossing, and Edinburgh International Airport are all easily accessible.



FLOOR PLAN:



85 Pilton Avenue, Pilton, Edinburgh, EH5 2HR

Approx. Gross Internal Area

1,027 Sq Ft - 95 Sq M

For identification only. Not to scale.

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WE'D LOVE TO
HEAR FROM YOU:



enquiries@coultersproperty.co.uk



0131 603 7333



coultersproperty.co.uk

