



**18 Crewe Bank, Pilton,
Edinburgh, EH5 2JL**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

REQUIRING MODERNISATION

TWO-BEDROOM, MAIN DOOR, GROUND FLOOR FLAT



This two-bedroom, main door, ground floor flat, is located in a quiet cul-de-sac in the popular Pilton district in Edinburgh, close to local amenities, schools, and Pilton Park. The property is now in need of modernisation throughout. The accommodation consists of an entrance porch, with a walk-in cupboard, a hallway, a bright living room overlooking the garden, and has a Press style cupboard, and a kitchen with a range of units and appliances, also overlooking the garden. There are also two double bedrooms, both with good storage, and a shower room. There is a particularly nice private garden to the rear, with an area of lawn, hedging, attractive planted borders, a patio and a shed. There is also a private garden to the front with an area of lawn and planted borders. This is a fantastic opportunity to add your own stamp to a property.

Porch
Hall
Living room
Kitchen
Two double bedrooms
Shower room
Gas central heating
Double glazing
Private rear garden
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, light fittings, cooker, fridge, washing machine and shed 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

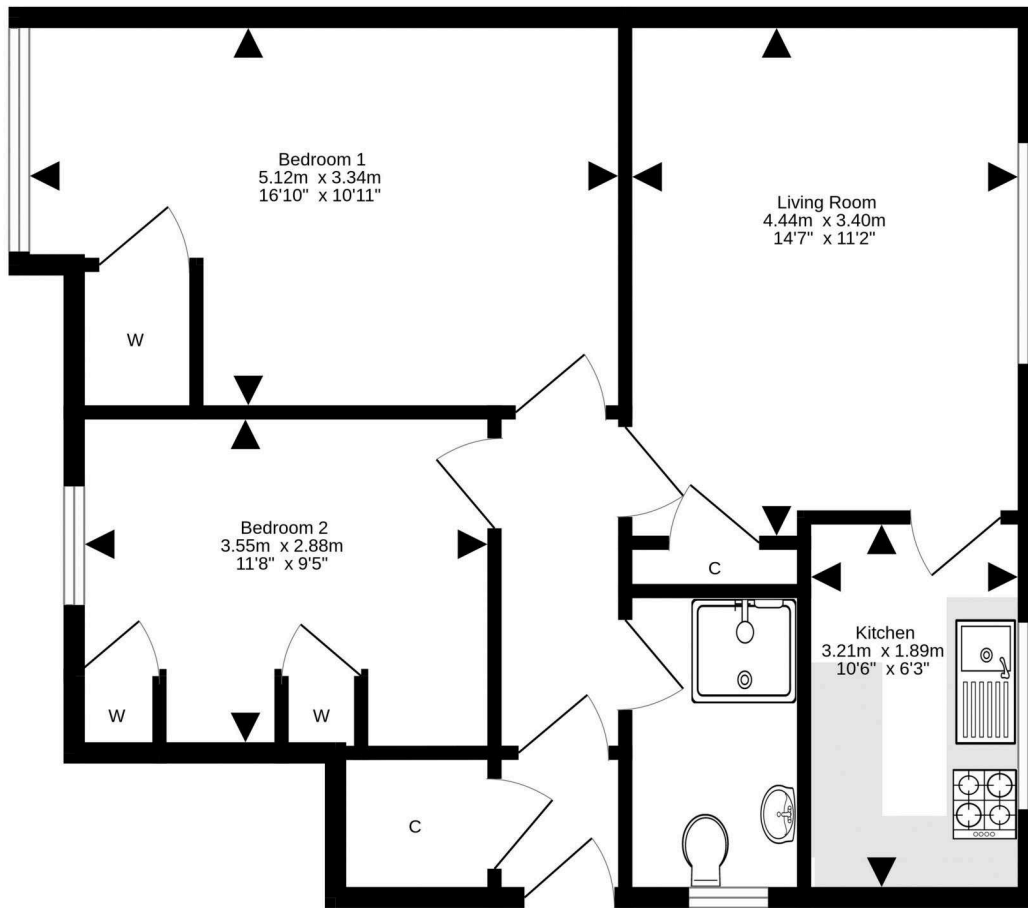
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Home Report Valuation

£145,000

EPC Rating

C



TOTAL FLOOR AREA : 58.2 sq.m. (627 sq.ft.) approx.

For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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