



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



**CHARTERED FIRM**



**ELP**   
Arbuthnott  
McClanachan  
solicitors & estate agents

## STUNNING

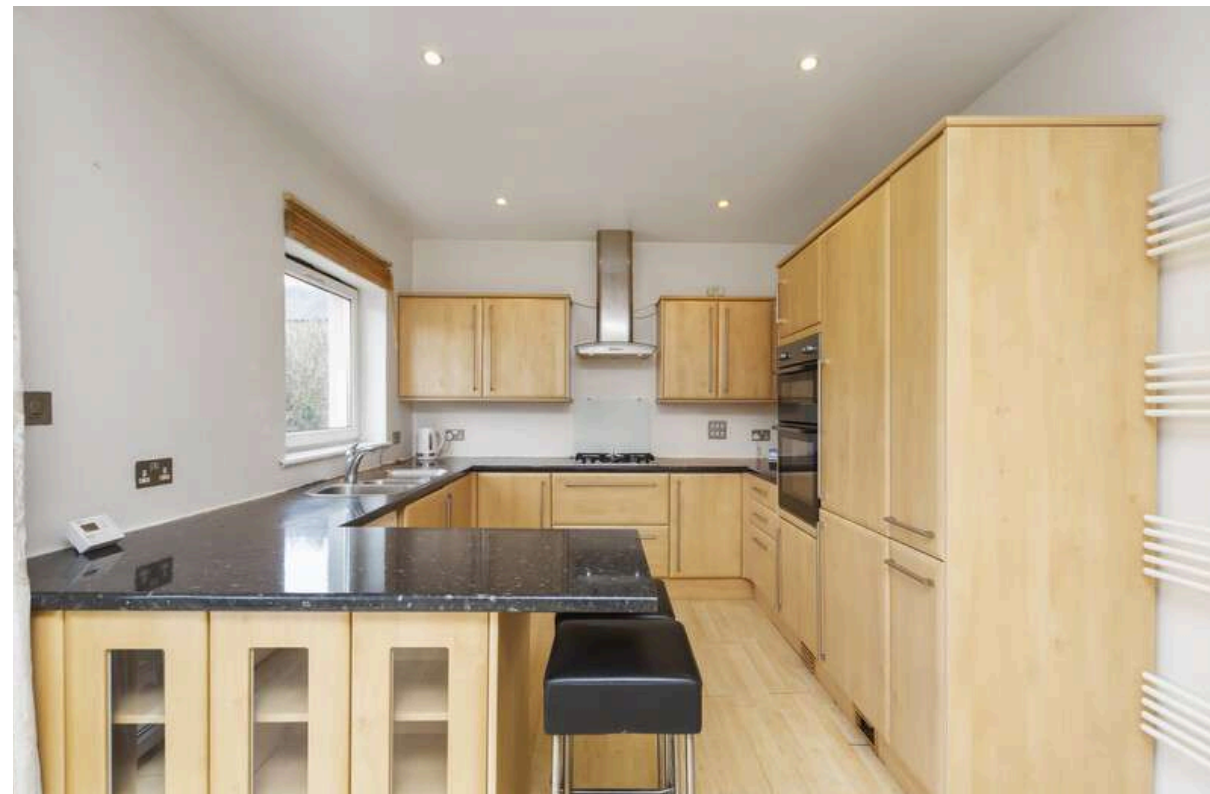
### TWO BEDROOM, EXTENDED LOWER, MAIN DOOR VILLA



The property for sale is a stunning, extended, two bedroom, lower villa with private garden and two car driveway, situated in a quiet cul-de sac forming part of this popular residential area, close to local amenities, a fantastic bus service and surrounded by great walks. The accommodation consists of an entrance hall, with a large storage cupboard, a particularly attractive and spacious, open plan lounge/dining kitchen with French doors leading directly onto the well-kept rear garden. The good quality kitchen has a substantial range of fitted units and integrated appliances. There is plenty of space for a large dining table and the room offers excellent potential for entertaining. There are two generous double bedrooms, one with a bay window and lots of fitted wardrobe space, a further double bedroom, with mirror fitted wardrobes and an extended family bathroom, with Jack and Jill sinks, plus well-designed storage. There is a private garden to the rear of the property easily maintained, laid to lawn, with a sunny patio and paved pathway. A paved and chipped driveway to the front provides parking for two cars.

#### Hall

- Open plan Lounge/ dining room/ kitchen
- Two large double bedrooms with wardrobes
- Bathroom with electric shower
- Gas central heating
- Double glazing
- Private garden to rear
- Driveway for two cars





## 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, light fittings, curtains and integrated kitchen appliances which include electric double oven, gas hob, extractor hood, dish washer and fridge freezer (no warranties given).

### Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

### Council Tax Band

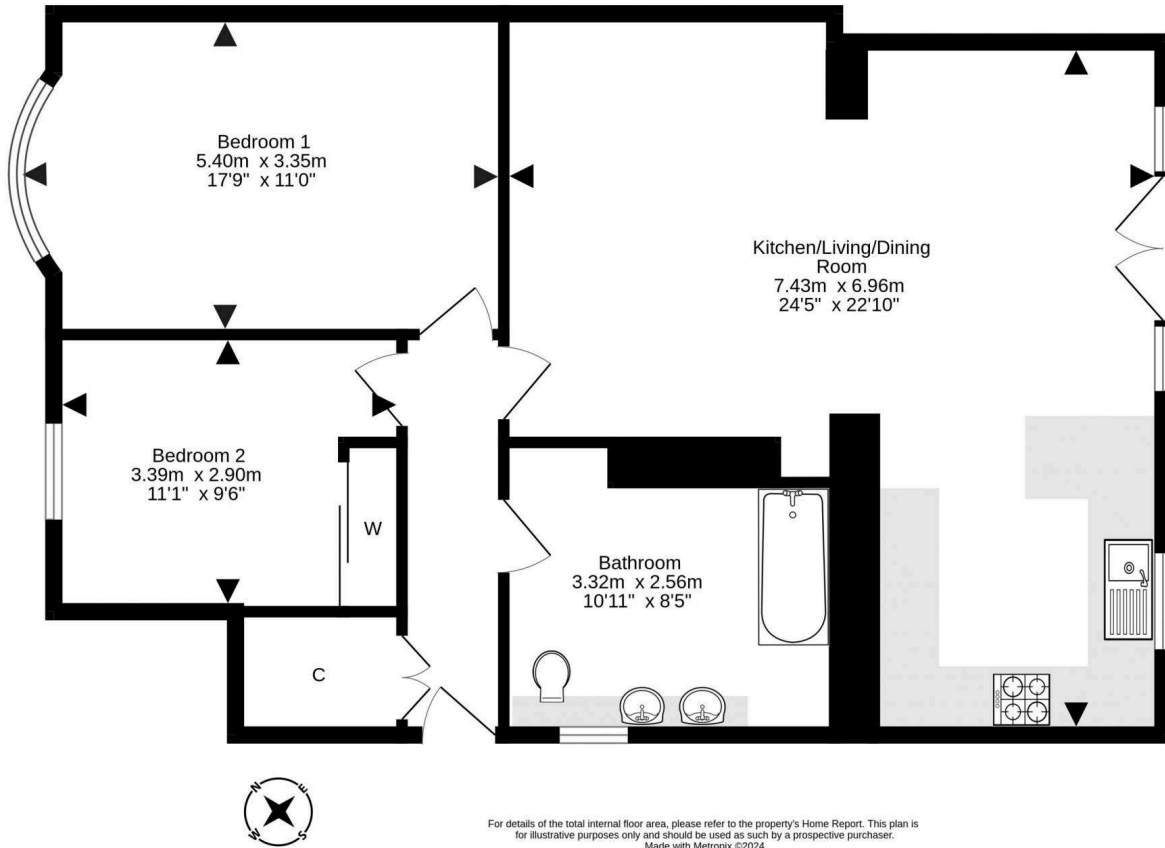
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### Home Report Valuation

£180,000

### EPC Rating

C



Estate Agency & Conveyancing ♦ Wills & Powers of Attorney ♦ Executry Estates  
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espc

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