










Offers Over
£180,000

129 Pilton Avenue

Pilton | Edinburgh | EH5 2HP

This attractive and spacious main door lower villa offering a leafy aspect across the park land, with private gardens, forms part of an established residential district, within easy access to the City Centre, excellent local amenities and transport links. The accommodation would undoubtedly appeal to first time buyers, young professionals or those looking to downsize.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On-Street Parking
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band – C



Description

The accommodation in brief comprises; welcoming entrance hallway with built-in storage cupboard, spacious and bright reception/dining room with electric fireplace and French doors accessing rear garden, stunning modern fitted kitchen pleasantly overlooking the rear, two generously proportioned double bedrooms and contemporary bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing (new windows installed January 2024).



Extras

All fitted floor coverings and blinds will be included in the sale together with the gas hob, oven, fridge/freezer and integrated washing machine.

Gardens & Parking

To the front of the property lies an area of private garden ground, mainly paved for ease of maintenance. To the rear of the property lies a section of private garden mainly laid with decking and a communal drying green. The shed will be included in the sale. Ample on-street parking can be found to the front and surrounding area

Viewing

By appointment through Neilsons 0131 625 2222.





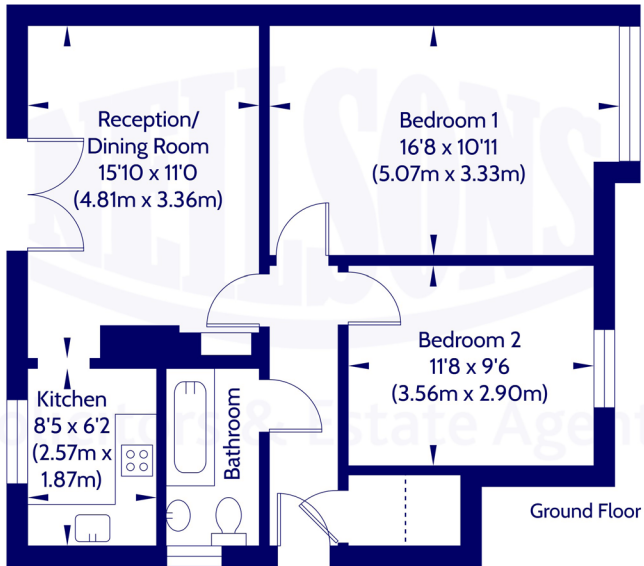
Location

The property is in the established district of Pilton which is situated approximately three miles north west of Edinburgh City Centre. The area is well served by a frequent bus service which travels to many parts of the City and the City Bypass is also easily accessible, with links to central Scotland's main arterial roads. There are convenient shops in the immediate vicinity to cater for day to day needs and more extensive amenities can be found in nearby Leith or Stockbridge, which offers a fantastic selection of shops, popular bars and restaurants. In addition, there is a Morrisons on Ferry Road and a large Asda in Newhaven. For the outdoor enthusiast there are a variety of wonderful natural spaces in the surrounding area, including promenade walks along the banks of the Forth, the beautiful water of Leith walkway and The Royal Botanic Gardens.





Approx. Gross Internal Floor Area 59.54 Sq M / 641 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

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Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

