



GILSON GRAY

LAW • PROPERTY • FINANCE

7 PILTON CRESCENT

Granton, Edinburgh EH5 2HU



With its sought-after location in Granton, this stylish city home with bold, modern interiors throughout, this three-bedroom first-floor upper villa in Granton represents a perfectly proportioned home for first-time buyers, city professionals, young families, couples, and rental investors alike. The home is within easy reach of excellent amenities, shops, schools, transport links, and the beach. The villa also boasts a sunny reception area, kitchen, two double bedrooms, a sun-facing third bedroom and a family bathroom. Outside, it is complemented by a private garden area and driveway parking. Extras: all fitted floor and window coverings, light fittings and kitchen appliances are included in the sale. No warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



FEATURES

- Upper villa in Granton
- Outstanding location near shops, green space, bus links and the beach
- Bold, modern interiors
- Entrance hall
- Southeast-facing living/dining room
- Attractive kitchen
- Two west-facing double bedrooms with wardrobes
- Versatile sunny third-bedroom
- Modern family bathroom
- Private section of garden with seating
- Private external storage shed
- Private driveway parking
- Gas central heating and double glazing







"THIS WELL-PRESENTED
THREE-BEDROOM UPPER
VILLA ENJOYS DRIVEWAY
PARKING AND A PRIVATE
GARDEN AREA WITH
OUTDOOR SEATING SPACE."





EPC RATING:



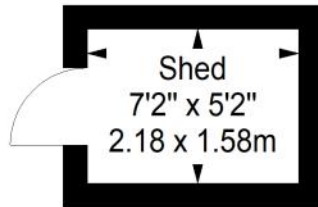
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

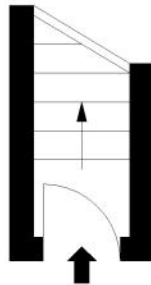
Shed

Approx. 3.5 sq. metres (37.7 sq. feet)



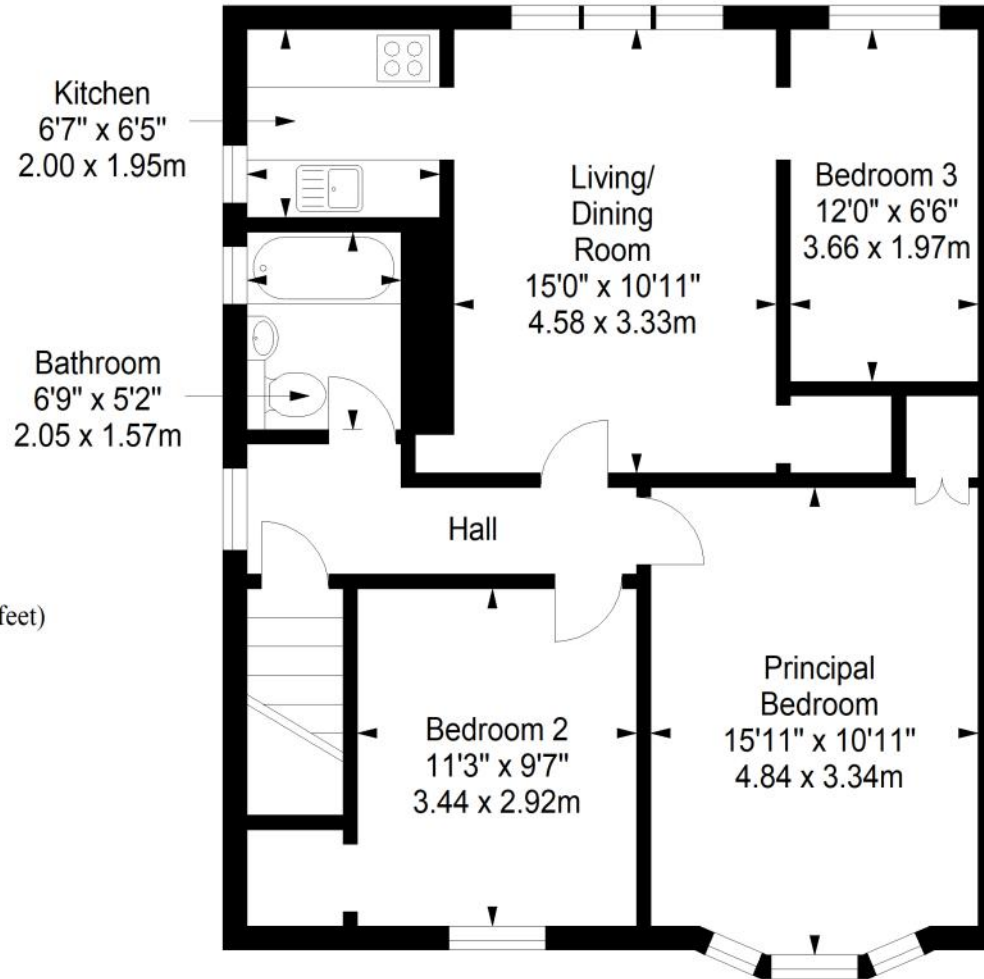
Ground Floor

Approx. 2.1 sq. metres (22.6 sq. feet)



First Floor

Approx. 71.1 sq. metres (765.3 sq. feet)



Total area: approx. 76.7 sq. metres (825.6 sq. feet)



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BORDERS

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