










Offers Over  
**£185,000**

## 299 Pilton Avenue

Pilton | Edinburgh | EH5 2LB

A fantastic opportunity has arisen to purchase this impressive, truly stunning main door lower villa with extensive private garden and driveway, located on a quiet residential street within easy travelling distance of Edinburgh City Centre. The accommodation which has been upgraded to a very high standard by the present owner would make an ideal purchase for first time buyers and professionals.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band – C



## Description

In brief the accommodation comprises of; welcoming entrance hallway with useful storage, light and airy reception room with sliding door accessing rear garden, stylish modern fitted kitchen with a range of base and wall mounted units, spacious bay windowed principal bedroom, good sized second double bedroom and contemporary shower room. Further benefits include gas central heating and double glazing.

*This property has been subject to virtual staging to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.*



## Extras

All fitted floor coverings will be included in the sale together with the hob and oven.

## Gardens & Driveway

A real feature of this property is the superb, beautifully maintained garden to the rear. The fully enclosed rear garden is easily maintained with areas of decking, patio and lawn, creating the ideal environment for outside dining/relaxing. To the front lies well maintained garden grounds together with a driveway providing off-street parking.

## Viewing

By appointment through Neilsons 0131 625 2222.





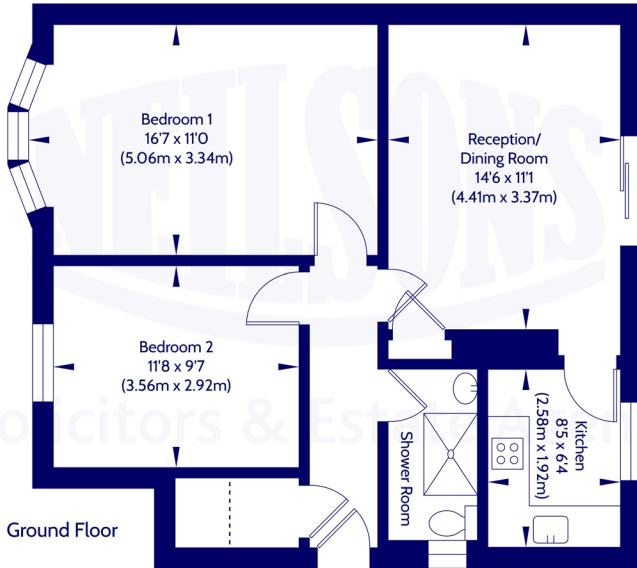
## Location

This is an established residential area, located approximately two miles North of Edinburgh City Centre. There are many local shops and a variety of supermarkets including Sainsbury's, Waitrose and Morrisons close at hand to cater for day-to-day needs. Further amenities can be found in the neighbouring areas of Leith and Stockbridge, both of which feature a fantastic choice of cafes, bars, restaurants and independent specialist shops. This property offers easy access to Ainslie Park Leisure Centre, to Westwood's Gym, to the Royal Botanical Gardens and to Edinburgh's fantastic cycle path network which provides off-street links to many parts of the city. The area is also very well connected to the city centre with regular buses and the City-Bypass is within easy travelling distance.





Approx. Gross Internal Floor Area 60.52 Sq M / 651 Sq Ft.



Ground Floor

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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