



58 Pilton Place  
Pilton, Edinburgh, EH5 2HB



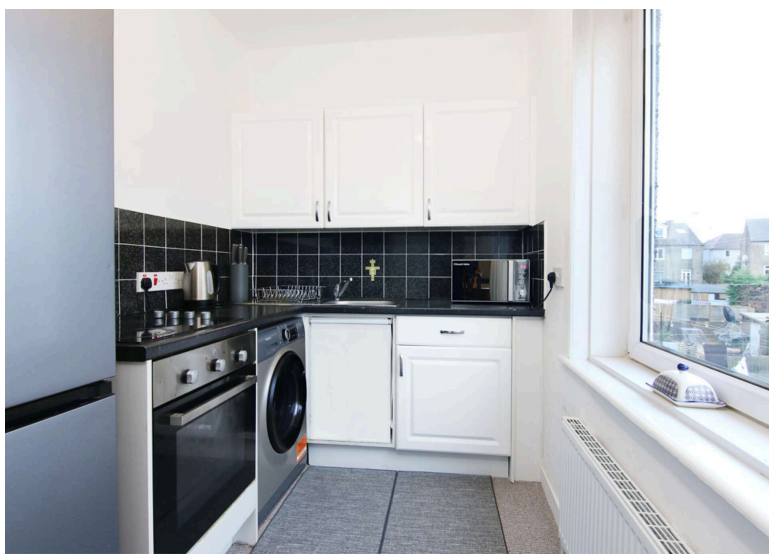


# 58

## Pilton Place

Bright and spacious upper villa with private gardens and parking, situated in the popular residential area of Pilton.

- Spacious sitting/dining room
- Well-appointed kitchen
- Two double bedrooms
- Modern three-piece bathroom
- Loft with built-in ladder
- Gas central heating & double glazing
- Private garden to the rear
- Private driveway



Offers Over : £180,000

EPC Rating: C

Council Tax: C

Tenure: Freehold

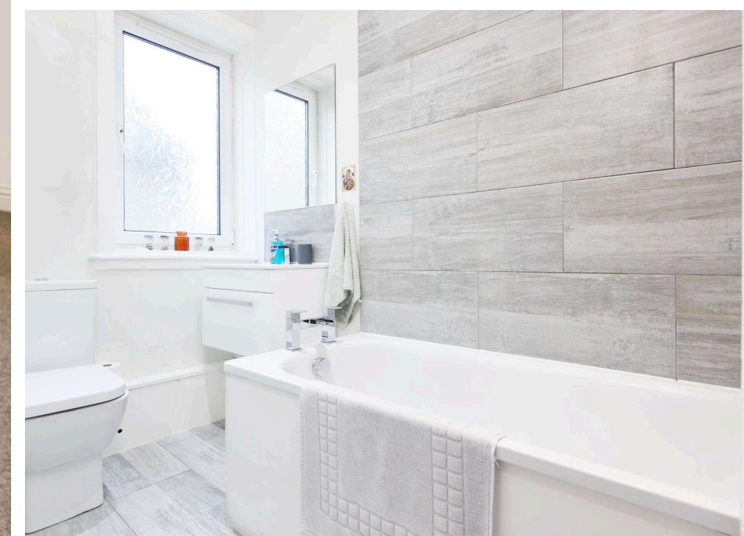
Situated in Pilton, with amenities to hand, along with public transport, schooling and higher education, the property is ideal for professionals and the growing family alike.

Internally, the flat is filled with light and offers well-proportioned rooms, including particularly spacious bedrooms, all neutrally decorated. The kitchen is fitted with white wall and base units, complemented by black granite-effect worktops and a stainless steel sink. The modern bathroom houses a three-piece suite with a shower over the bath. Further benefits include double glazing and gas central heating with slimline radiators. There is also excellent storage, including a loft (with a built-in ladder) offering potential for conversion subject to the relevant permissions.

A particular selling point of the property is the private driveway and sizeable garden, which is laid to lawn.

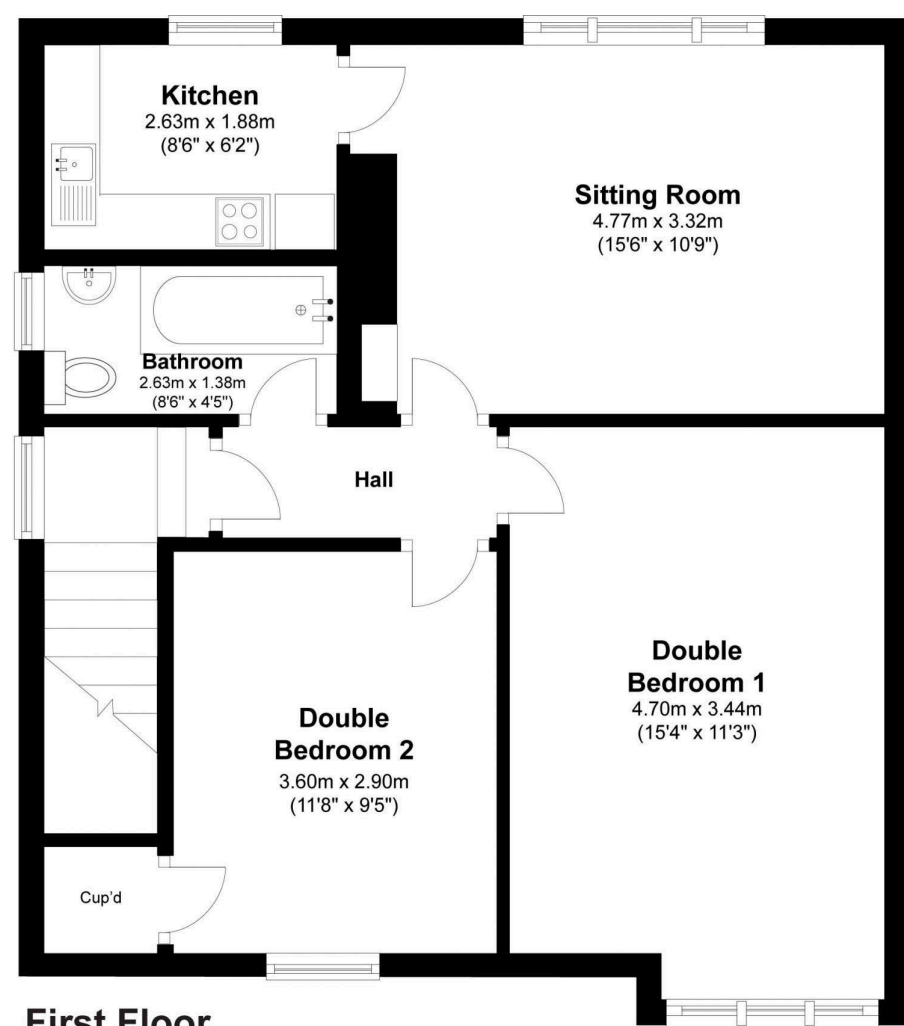
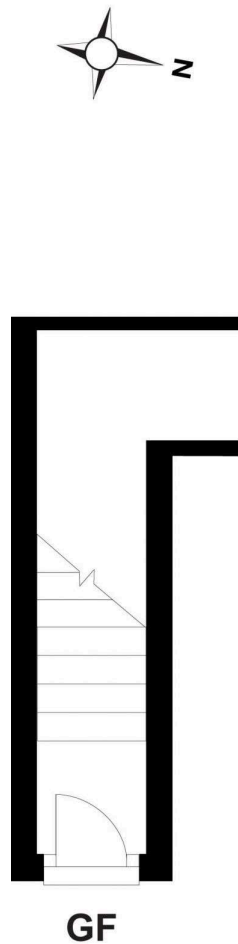
#### Extras

To include all fitted flooring and carpets, light fixtures (excluding shades), curtains and blinds, integrated oven and ceramic hob in the sale.



## Location

Pilton is a popular location to the north of the city. There is good local shopping with a Morrison's Superstore on Ferry Road. Craigleith Retail Park, Stockbridge, the Shore and Ocean Terminal are all just a short drive away. Regular buses run to and from the city centre and access to the main motorway networks, the Queensferry Crossing and Edinburgh International Airport are all easily accessible. The cycle paths along the Water of Leith to Trinity and the open spaces of the Botanic Gardens and Inverleith Park are close by.



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