

COULTERS<sup>©</sup>

# 12 PILTON PARK

BOSWALL, EDINBURGH, EH5 2JA

 3 BED  1 BATH  1 PUBLIC





## TAKE A LOOK INSIDE

Situated in the popular residential area of Boswall to the north of the city, 12 Pilton Park offers bright, spacious and well proportioned accommodation with a generous rear garden. The home would benefit from modernisation, but offers superb potential to create a lovely home.

Accessed from the side of the building, the home opens onto the hall (with a handy store cupboard) which in turn leads to the delightful rear garden. Patio doors have been added, providing direct access to the sunny rear garden. A fireplace creates a cosy feature in the room.



Delightful lower villa bursting with potential.



Two double bedrooms and a third bedroom/study.



Private front and rear gardens.



Private driveway and unrestricted on-street parking.



Situated in the popular residential area of Boswall.



Within a short walk of local shops.



EPC Rating - C



Council Tax Band - C





The property has been extended to create a larger breakfasting kitchen, fitted with wall and base mounted units, whilst there is space for a table and chairs by the window, looking onto the garden.

There are two good sized double bedrooms, both looking out to the front of the property and a further third bedroom/study to the rear. A bathroom with shower, WC and wash hand basin completes the internal accommodation.

Externally there is a private front garden with a driveway. To the rear is a larger West facing garden from which to enjoy the sun in good weather, with patio, lawn, external store cupboard and shed. Further unrestricted parking is available on the street outside.







## THE LOCAL AREA

This main door lower villa sits in a popular area to the north of the city centre, close to the shore line of the Forth Estuary. Boswall is well served by local shops with a large Morrisons on Ferry road and Craigleith Retail Park only a short distance away. Trendy boutiques and eateries are available in the nearby Stockbridge area and the city centre shops and attractions are easily accessible.

Nursery, primary, and secondary schooling are all readily accessible and Edinburgh College and the Western General Hospital are also close by. There are a variety of leisure facilities in the area including the sports centre and swimming pool at Ainslie Park, Inverleith Park and the Botanic Gardens.

Leisurely walks can be taken along the beach at Silverknowes or Granton Harbour. The Airport, City Bypass and motorway networks are within easy reach.

## EXTRAS

Heating and hot water are provided by gas central heating. All blinds, light fittings, fitted flooring and kitchen appliances (gas hob, electric oven, extractor hood, fridge and freezer) are included in the sale price.









Pilton Park, EH5 2JA



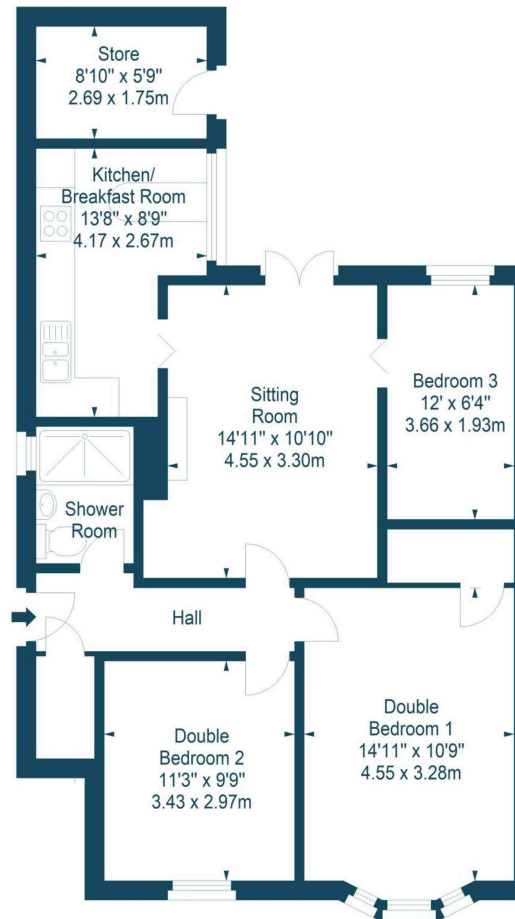
Approx. Gross Internal Area  
791 Sq Ft - 73.48 Sq M

Store

Approx. Gross Internal Area  
50 Sq Ft - 4.65 Sq M

For identification only. Not to scale.

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Ground Floor

## GET IN TOUCH



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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.