

BOSWALL
7 PILTON PARK
EH5 2HZ



EPC RATING: C

OFFERS OVER £150,000



THREE BED UPPER WITH OFF STREET PARKING & PRIVATE REAR GARDEN IN POPULAR PILTON

This super first floor property has great accommodation including a good-sized living room leading to the kitchen & dining room/bedroom 3, two further double bedrooms and a modern family bathroom. There is a private garden and off street parking to the side, with an area of communal garden to the rear. The property now requires some updating, with the potential to convert the attic into further accommodation (subject to the usual consents). Located in the popular area of Pilton with good local shopping & lifestyle amenities and easy access into the city centre, this would make an ideal home for first time buyers, investors or a young family.

VIEWING

Sun 2-4pm or pls call 0131 4466850

PROPERTY DESCRIPTION

- Private entrance with staircase to the first floor
- Bright, open living room with feature fireplace & gas fire and handy storage cupboards, leading to
- Separate wood panelled kitchen with range of fitted units & appliances
- Dining room/bedroom 3, which could equally be used as a study
- Principal bedroom with the original fitted cupboard
- Second double bedroom with original fitted cupboard
- Modern bathroom with bath with shower over, fitted vanity sink unit & wc
- Gas central heating with new boiler fitted in 2025 with five year guarantee
- Upvc framed double glazed windows updated in 2011
- Cavity wall insulation fitted in 2010 with 25 year guarantee
- A wealth of original features including panelled doors, fitted cupboards & picture rails
- Areas of private & communal garden ground
- Off street parking in the side garden area

AREA

Pilton is a predominantly residential area of Edinburgh lying to the north of the city centre bordering Boswall, Granton & Fettes. There are a good selection of local shops at Boswall Parkway, with Morrisons Superstores available at nearby Pilton Drive & Waterfront Broadway. Further amenities can be found at nearby Davidsons Mains, Silverknowes, Craigleith, Comely Bank & Stockbridge. Pilton is close to some of Edinburgh's best loved green areas, including the Royal Botanic Gardens, Inverleith Park and the Water of Leith Walkway. Ainslie Park Leisure Centre is also nearby, offering a swimming pool and five a side football, amongst other activities. The property is in the catchment for Granton & Holy Cross RC Primary Schools and Broughton & St Thomas of Aquin's RC High Schools, and Edinburgh College (Granton Campus) is close by. An excellent public transport network operates to most parts of the city and surrounding areas and the city bypass & motorway network are also within easy reach.

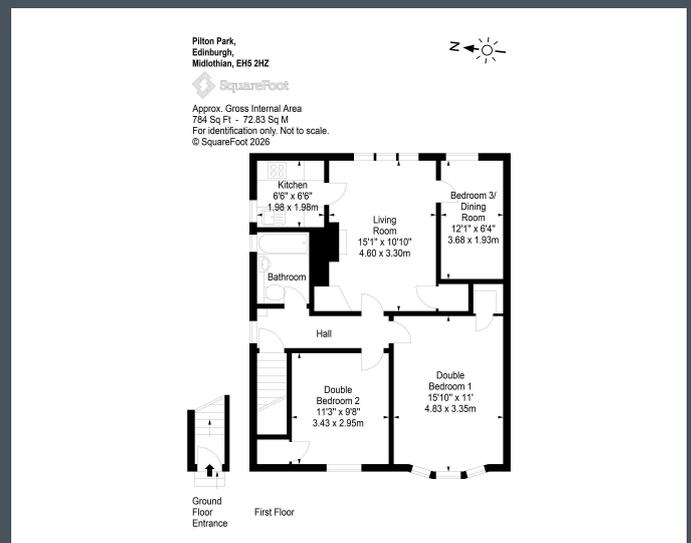
EXTRAS

The blinds/curtains, light fittings, freestanding gas cooker, extractor fan, and washing machine are included in the sale.

HOME REPORT VALUATION

£160,000

Living room	15'1 x 10'10 (4.60 x 3.30m)
Kitchen	6'6 x 6'6 (1.98 x 1.98m)
Dining room/bedroom 3	12'1 x 6'4 (3.68 x 1.93m)
Bedroom 1	15'10 x 11' (4.83 x 3.35m)
Bedroom 2	11'3 x 9'8 (3.43 x 2.95m)



Contact:

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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

