




McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

12 Pilton Gardens

PILTON, EDINBURGH, EH5 2HY



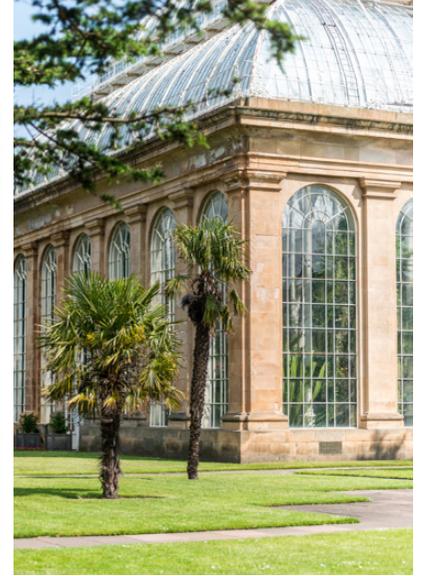
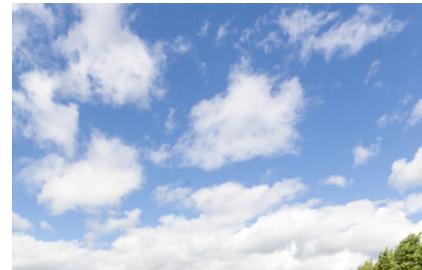
LOCATION

PILTON, EDINBURGH, EH5 2HY

The property is located in the Pilton area which lies in a north-western district of the city. The property is ideally placed for shopping, transport, educational and recreational facilities. There is an excellent bus service close to hand which will take you the short 10-minute journey into the city centre.

Local shopping is within walking distance but for those whose needs are greater, a wider range of shops can be found at the city centre which, as previously mentioned, is only a short bus or car journey away.

Local state and private schools are within walking distance as are many fine recreational facilities within the area. The Ainslie Park recreational centre, having sports facilities and a swimming pool is a prime example.





12 PILTON GARDENS

PILTON, EDINBURGH, EH5 2HY

McEwan Fraser Legal is delighted to present this excellent two bedroom upper villa to the market. The property is presented in excellent internal order and would make an excellent first-time buy or sound buy-to-let investment. Alongside generous proportions and a neutral finish throughout, the property enjoys gas central heating, double glazing, a large loft for additional storage space and a private section of rear garden. The property is currently illustrated as a two bed with a dining room, emphasising the flexibility of this lovely apartment.

Internally, the accommodation is focused towards a generous lounge which overlooks the rear garden. The generous floor space gives scope for flexibility with the layout and the lounge directly connects to the kitchen and an additional public room/third bedroom to one side. The kitchen itself comprises a range of base and wall mounted units which include decent prep and storage alongside free-standing appliances. There are two very well proportioned double bedrooms. The master is a particularly spacious double which boasts a bay window, built-in wardrobe and ample space for a full range of free standing furniture. The accommodation is completed by a shower room which boasts a toilet, basin and a free-standing shower.

Externally there is a driveway and a well maintained rear garden.





SPECIFICATIONS & DETAILS

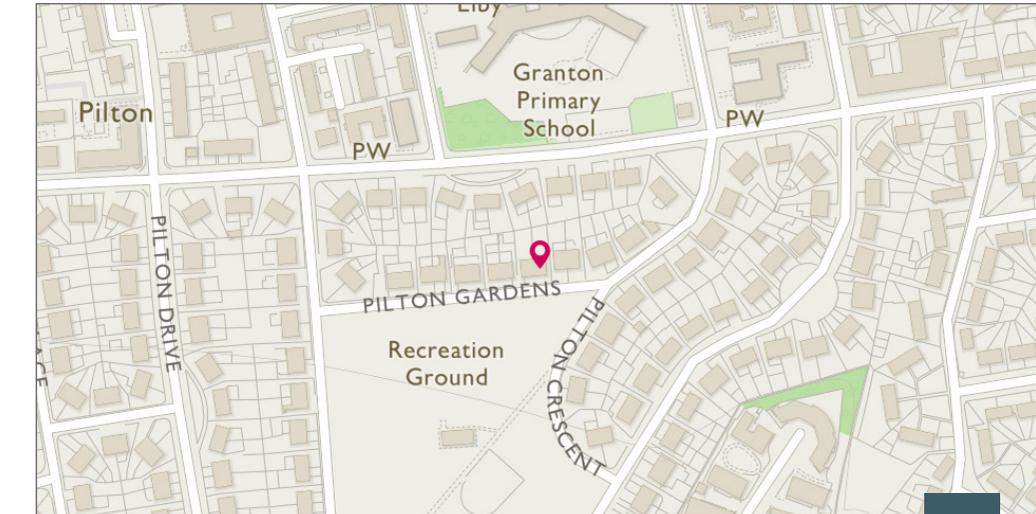
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.60m (15'1") x 3.30m (10'10")
Dining Room	4.60m (15'1") x 3.70m (12'2")
Kitchen	2.00m (6'7") x 2.00m (6'7")
Bedroom 1	3.40m (11'2") x 3.00m (9'10")
Bedroom 2	3.70m (12'2") x 2.00m (6'7")
Shower Room	2.20m (7'3") x 1.60m (5'3")

Gross internal floor area (m²): 70m² | EPC Rating: C





McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

**Part
Exchange
Available**

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
MICHAEL MCMULLAN
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALLY CLARK
Designer