

185 Pilton Avenue

EDINBURGH, EH5 2HP



This superb ground-floor three-bedroom garden flat has been extensively extended and is presented to the market in excellent condition



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McEwan Fraser is delighted to present this superb ground-floor three-bedroom garden flat to the market. The property has been extensively extended and is presented to the market in excellent condition. Viewing is essential to appreciate the space and quality on offer.

THE LIVING ROOM



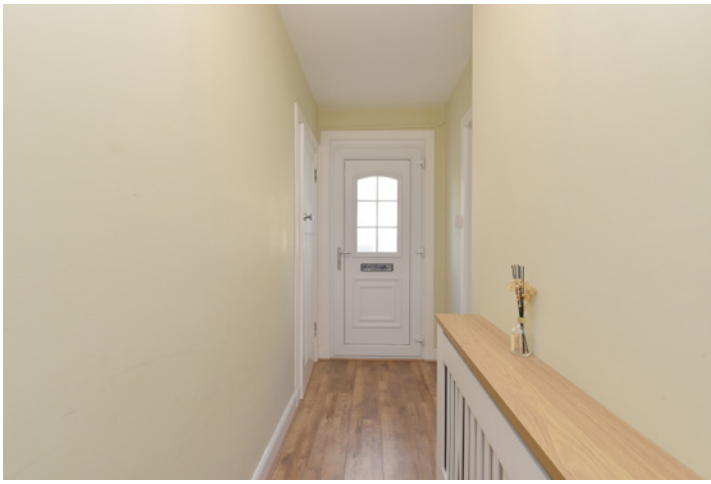
Internal accommodation is focused on a magnificent living room which boasts contemporary décor and ample space for a full suite of furniture including a large dining table. The space on offer gives tremendous flexibility for a new owner to create their ideal entertaining space.



THE KITCHEN



The kitchen is adjacent to the living room and boasts a generous range of base and wall-mounted units that offer excellent prep and storage space. Gas hob, electric oven, and fridge freezer are integrated. Space is provided for a washing machine and tumble drier.



The property has three well-proportioned bedrooms. Bedroom one is a spacious bay-fronted double with excellent levels of natural light and plenty of space for a full suite of bedroom furniture. Bedroom one also benefits from an en-suite shower room which is fully tiled. Bedroom two is a further well-proportioned double adjacent to bedroom one. Bedroom three is accessed from the living room and has plenty of integrated storage. The internal accommodation is completed by a stylish modern bathroom which boasts a contemporary white suite with a shower over the bath.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



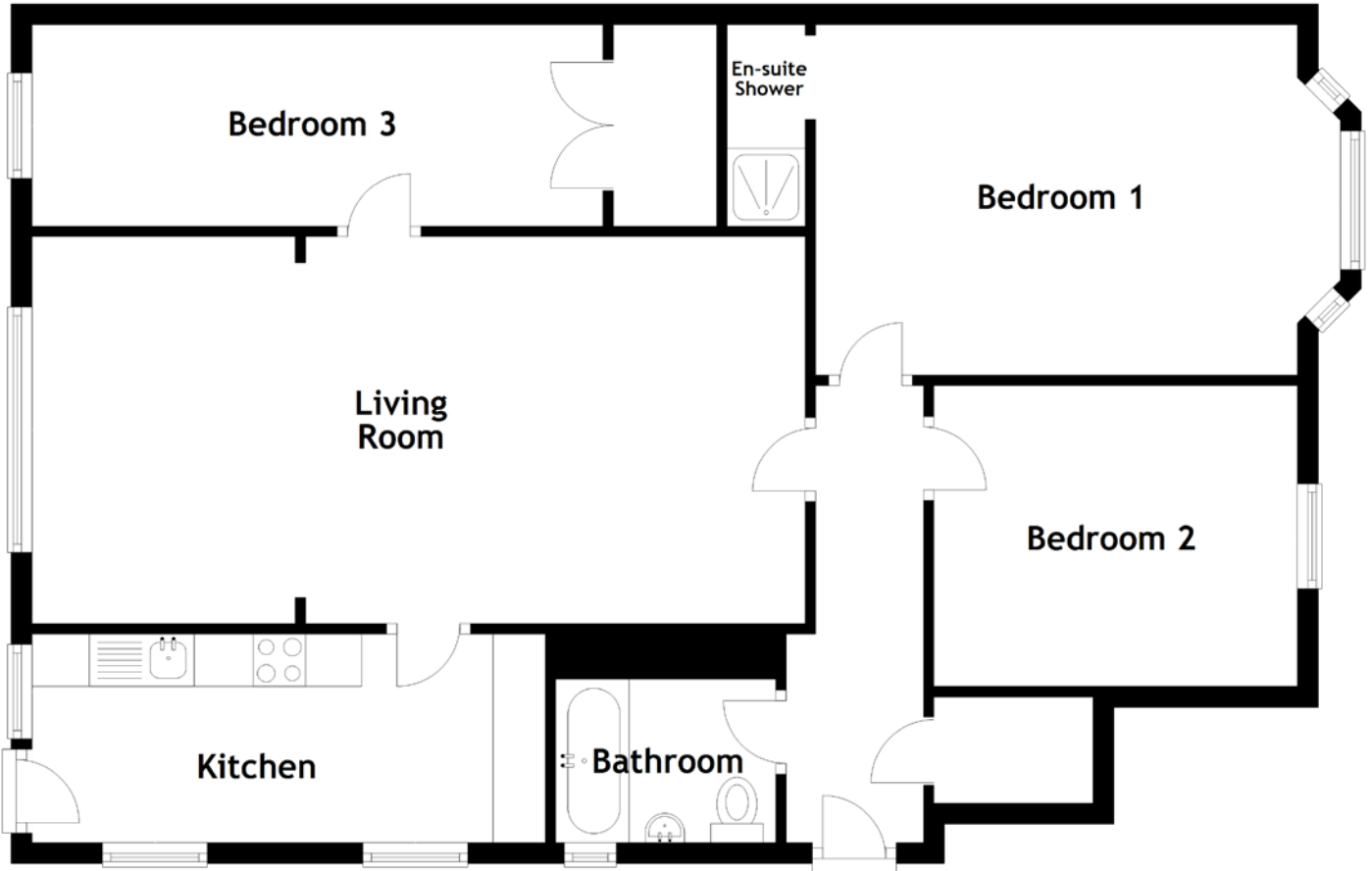
For extra warmth and comfort, the property enjoys gas central heating and double glazing.

Externally, the property boasts a driveway and a private front garden which is laid to lawn. The rear garden is extensively landscaped and offers fantastic low-maintenance entertaining space.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



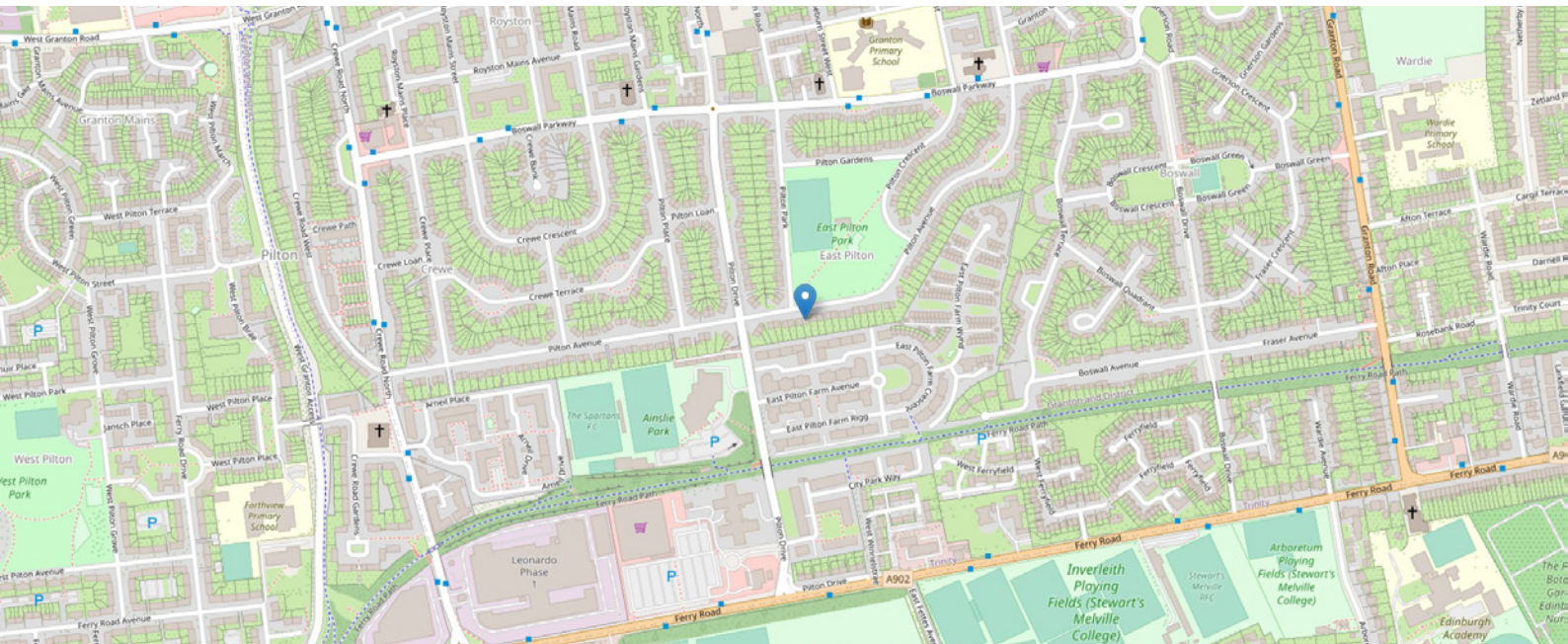
Approximate Dimensions (Taken from the widest point)

Living Room	7.38m (24'3") x 3.69m (12'1")
Kitchen	4.90m (16'1") x 1.99m (6'6")
Bathroom	2.10m (6'11") x 1.56m (5'1")
Bedroom 1	5.01m (16'5") x 3.34m (10'11")

En-suite Shower

En-suite Shower	1.92m (6'4") x 0.74m (2'5")
Bedroom 2	3.47m (11'5") x 2.87m (9'5")
Bedroom 3	5.45m (17'11") x 1.92m (6'4")

Gross internal floor area (m²): 90m²
EPC Rating: C



THE LOCATION

Pilton is situated to the northwest of the city centre and has local shops catering to everyday needs, and there are 2 Morrisons supermarkets nearby on Ferry Road and off West Granton Road. Further shopping is available at the Craigleith Retail Park with Sainsbury's supermarket, Marks and Spencer Simply Food, and various high street shopping outlets.





The property is also conveniently located for the Ainslie Park Leisure Centre with a swimming pool, Westwoods Health Club, the Western General Hospital, Fettes Edinburgh College. The open spaces of Inverleith Park and the Botanical Gardens are within easy reach, as well as the cycle path network leading to the city centre, Leith, and many other parts of the city. There are good public transport links to the city centre and beyond, and the main motorway networks, the Edinburgh City Bypass, the Queensferry Crossing, and Edinburgh Airport are all easily accessible by car. Schooling is well represented from nursery to senior level.



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