

# 70 Pilton Avenue

PILTON, EDINBURGH, EH5 2HS



*McEwan Fraser Legal is delighted to present  
this three-bedroom flat in Pilton Avenue*



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McEwan Fraser Legal is delighted to present this three-bedroom flat in Pilton Avenue. The property offers a development opportunity and presents an excellent chance for buyers to modernise and add value. The flat is well-positioned within a popular residential area with convenient access to local amenities and transport links.

# THE LIVING ROOM



Inside, the property comprises a spacious living room with good natural light and ample space for both lounge and dining furniture. The fully equipped kitchen is fitted with a gas hob and fan oven, offering a functional space with potential for upgrading.

# THE KITCHEN





There are three bedrooms, which include a well-proportioned principal bedroom and two further bedrooms, offering flexibility for family living, guest accommodation, or home working. The bathroom has a three-piece suite, requiring modernisation. Additional storage space throughout and the potential to convert the attic, subject to obtaining the correct planning permissions and consents.

## THE BATHROOM



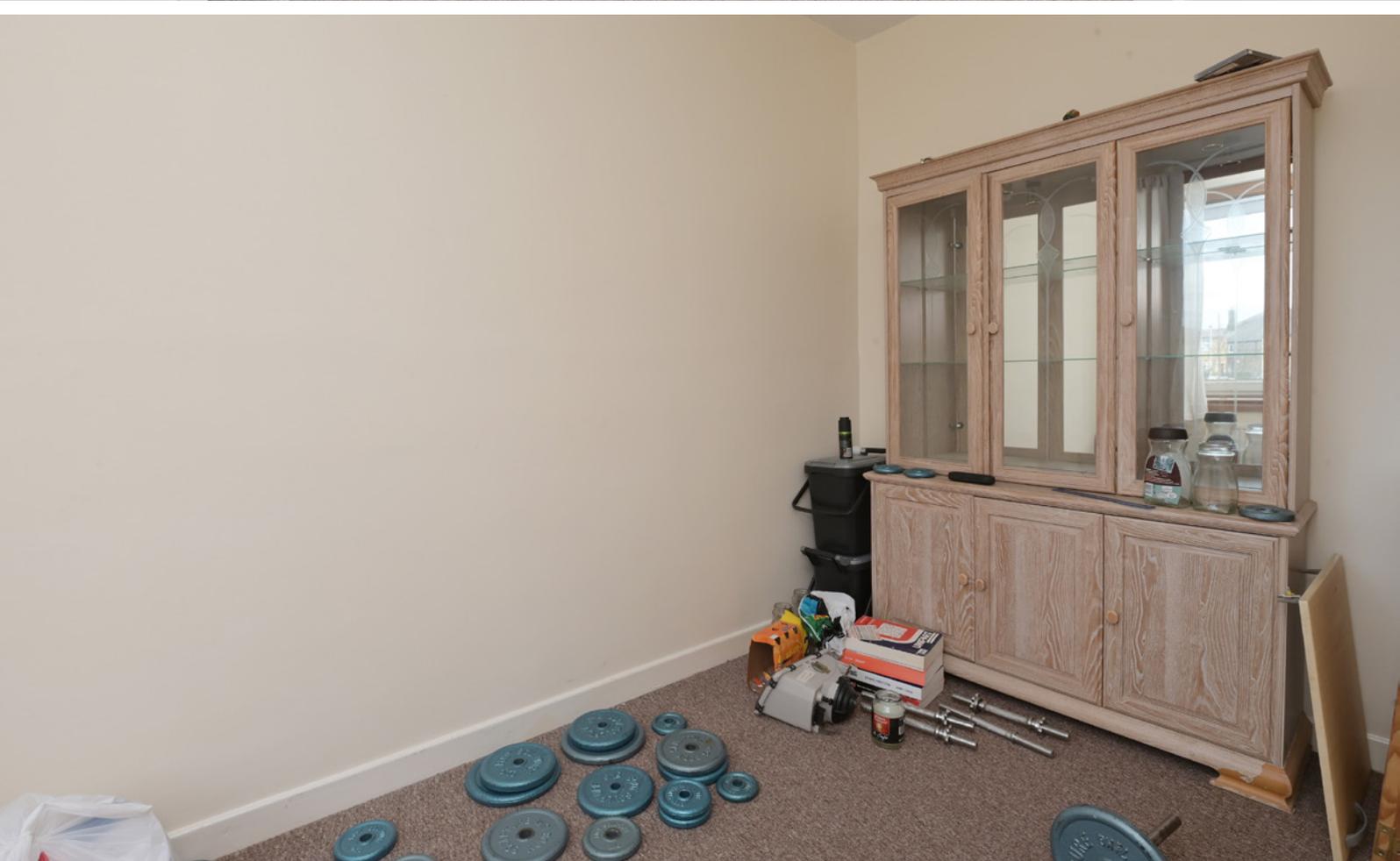
# BEDROOM 1



# BEDROOM 2



# BEDROOM 3

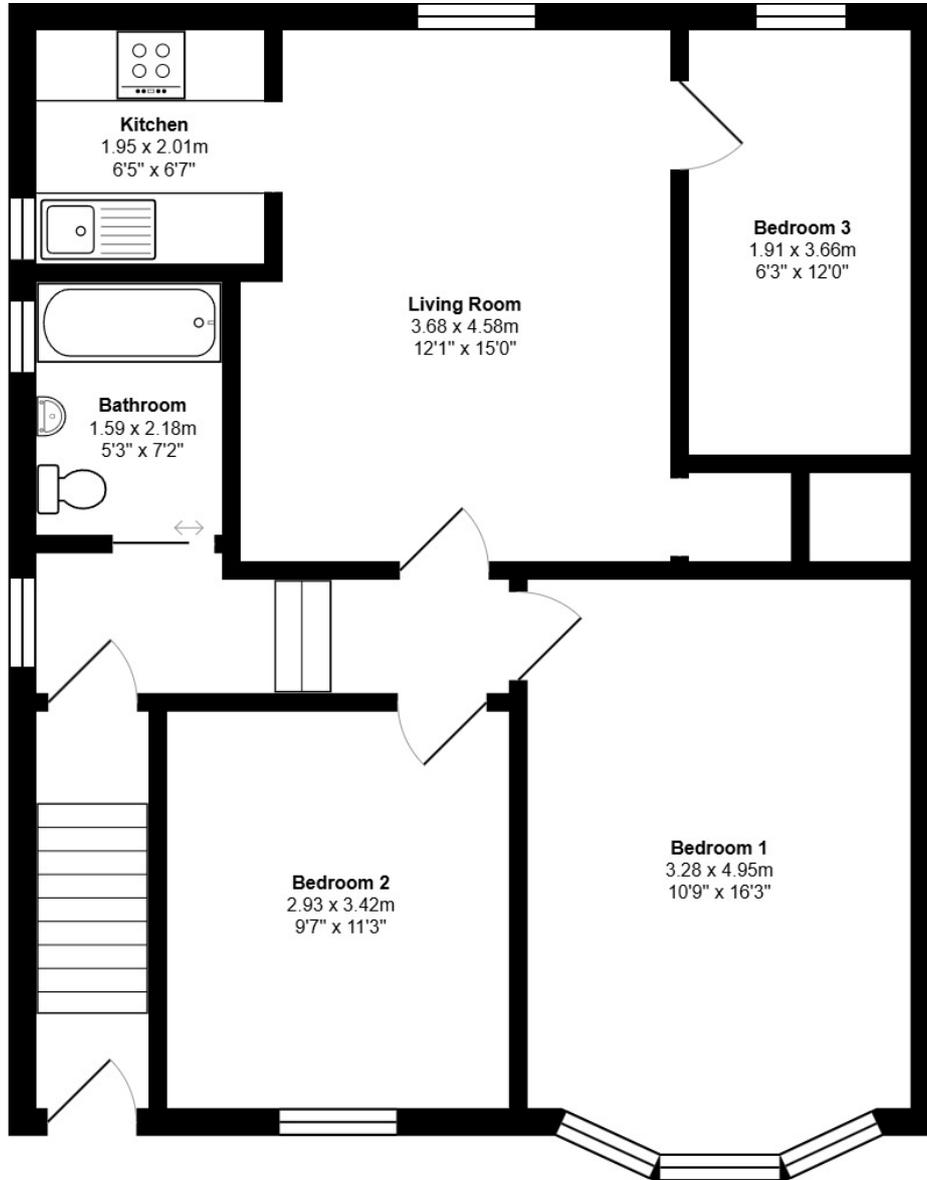


In addition, the property includes gas central heating via a gas boiler and offers significant scope for refurbishment throughout. This is a rare opportunity to acquire a centrally located flat with strong development potential and the opportunity to create a fantastic home in a desirable area.

# EXTERNALS

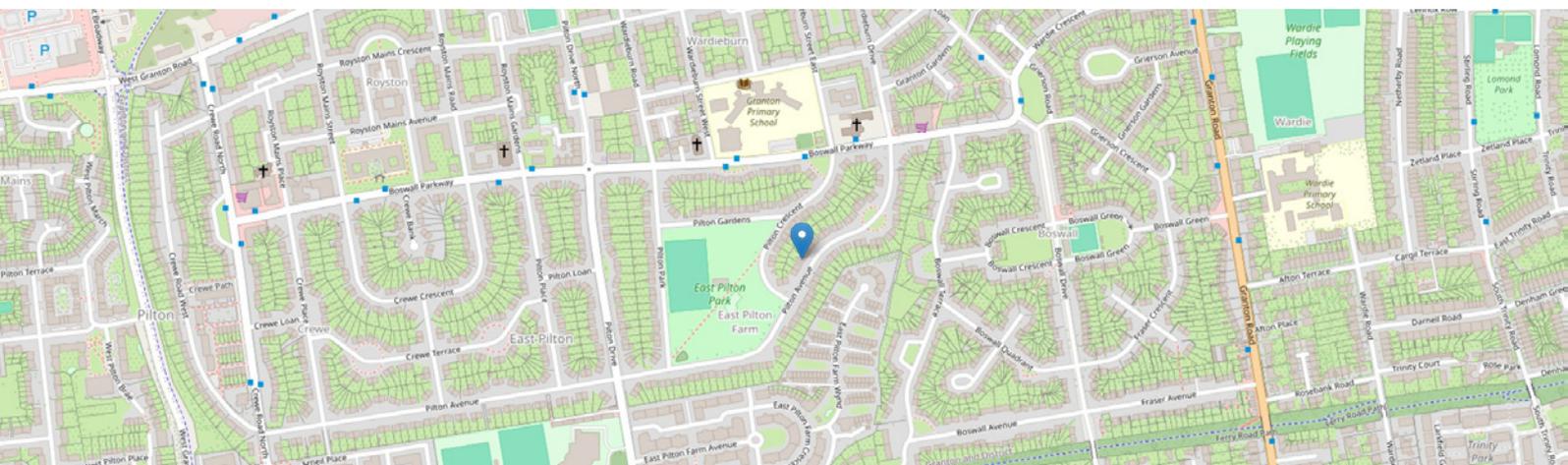


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 71m<sup>2</sup> | EPC Rating: C



# THE LOCATION

The property is located in Pilton, which lies in a north-western district of the city. The property is ideally placed for shopping, transport, educational and recreational facilities. Local shopping is within walking distance in Stockbridge, where you have a Waitrose supermarket, 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.

There is an excellent bus service close at hand, which will take you on the short ten-minute journey into the city centre.



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