

45 Pilton Place

EDINBURGH, EH5 2HA



THREE-BEDROOM
LOWER VILLA



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Part exchange available! McEwan Fraser Legal is delighted to present this three-bedroom lower villa to the market. The property requires a degree of upgrading making this an excellent opportunity for a buyer who is keen to make their own mark on their new home. Alongside generous proportions, the property enjoys gas central heating, double glazing, a driveway, and a private section of the rear garden.

Internally, the accommodation is focused on a generous lounge that overlooks the rear garden. The floor space on offer gives scope for the new owner to create their ideal entertaining space. 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 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 partially tiled bathroom with a white suite and a shower over the bath.

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







Bedroom 1





Bedroom 2

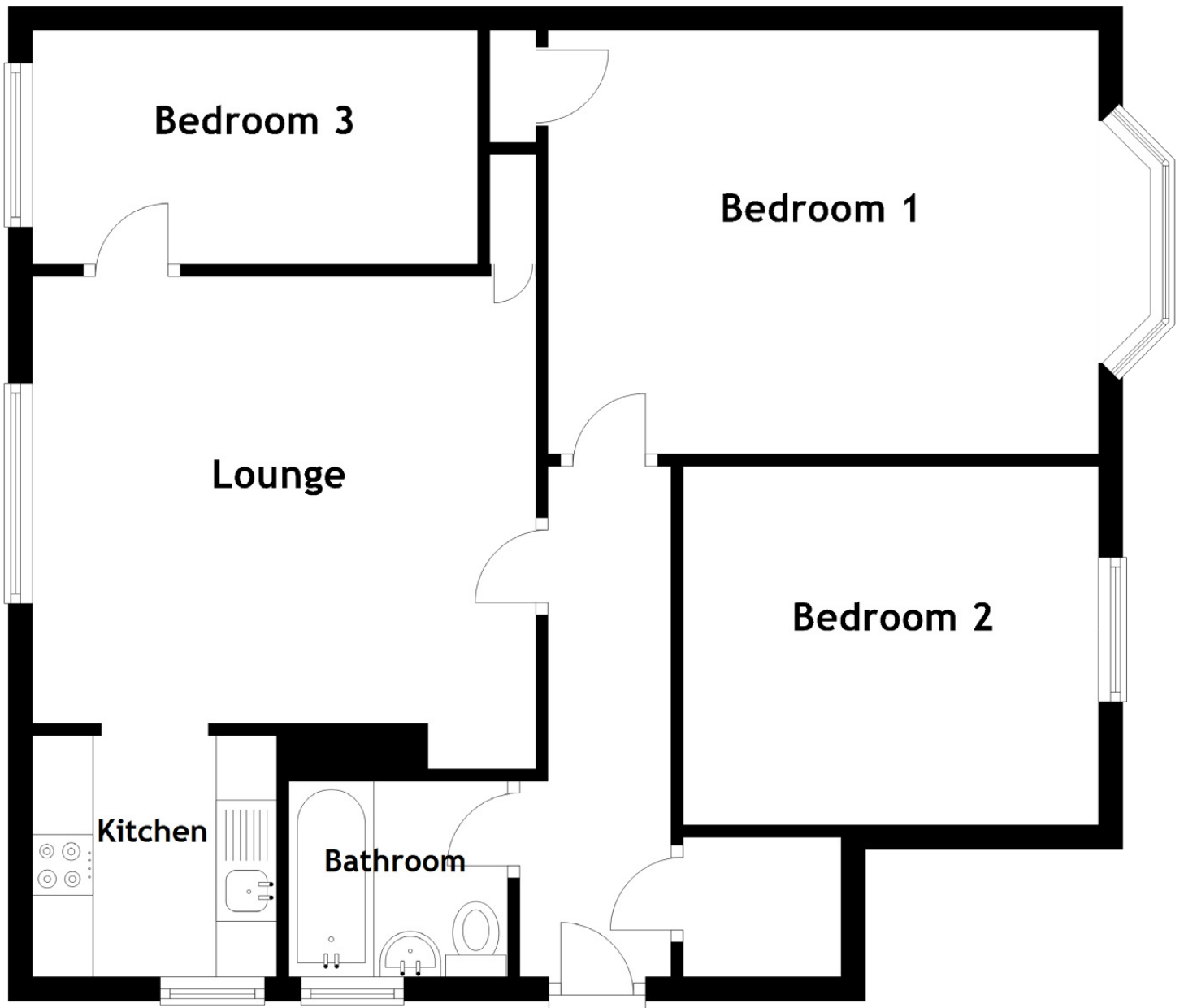




Bedroom 3



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Approximate Dimensions

(Taken from the widest point)

Lounge	4.16m (13'8") x 4.07m (13'4")	Bathroom	2.20m (7'3") x 1.62m (5'4")
Kitchen	2.02m (6'7") x 1.99m (6'6")		
Bedroom 1	4.92m (16'2") x 3.50m (11'6")	Gross internal floor area (m ²): 69m ²	
Bedroom 2	3.43m (11'3") x 2.96m (9'9")	EPC Rating: D	
Bedroom 3	3.68m (12'1") x 1.93m (6'4")		



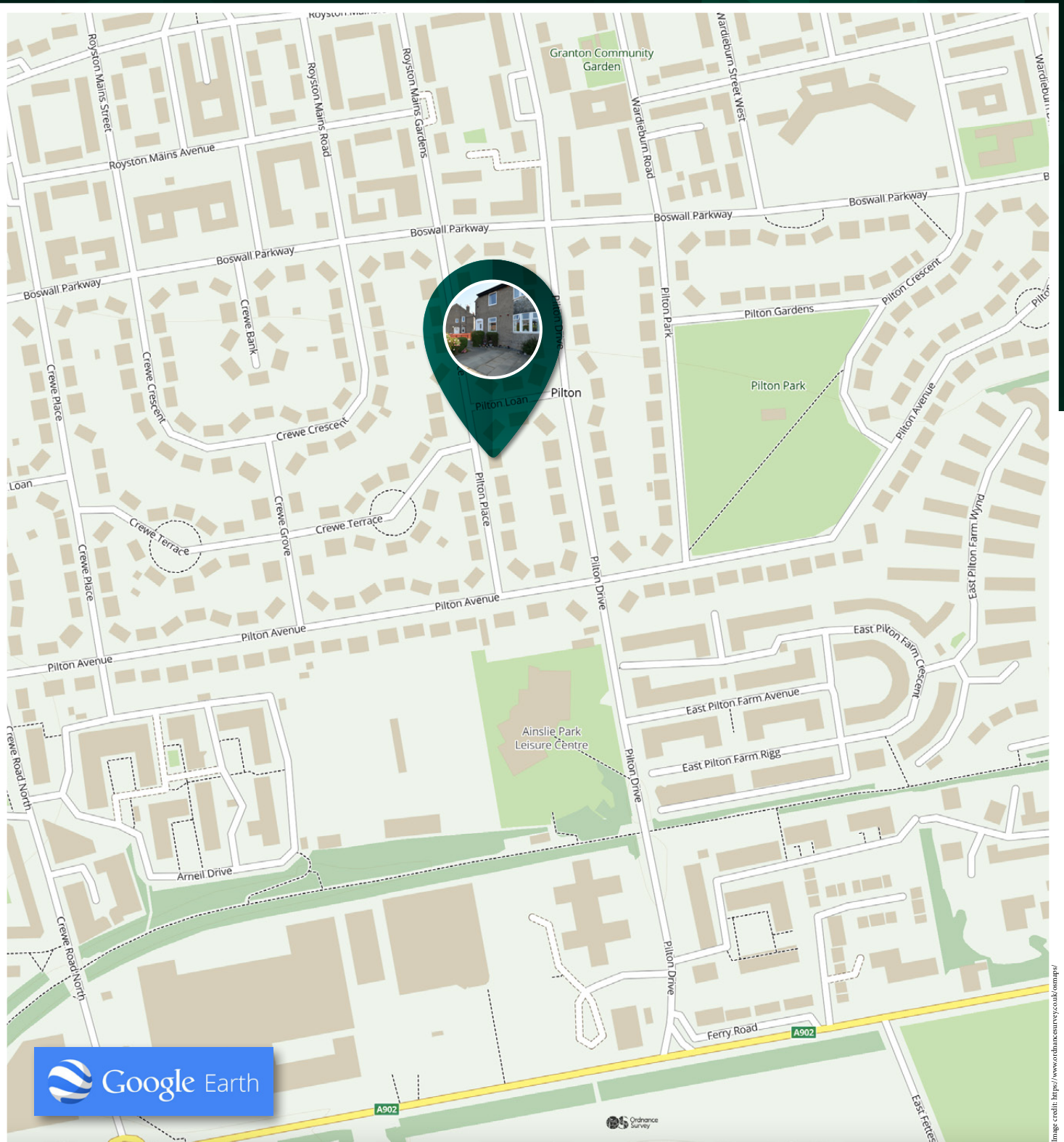


Pilton is situated to the northwest of the city centre and has local shops catering to everyday needs, and there are two Morrisons supermarkets nearby on Ferry Road and off West Granton Road. Further shopping is available at the Craigleith Retail Park with Sainsbury's supermarket, Marks and Spencer Simply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

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



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