



Crewe

39 Pilton Place
EH5 2EU



Upper Flat

OFFERS OVER £165,000

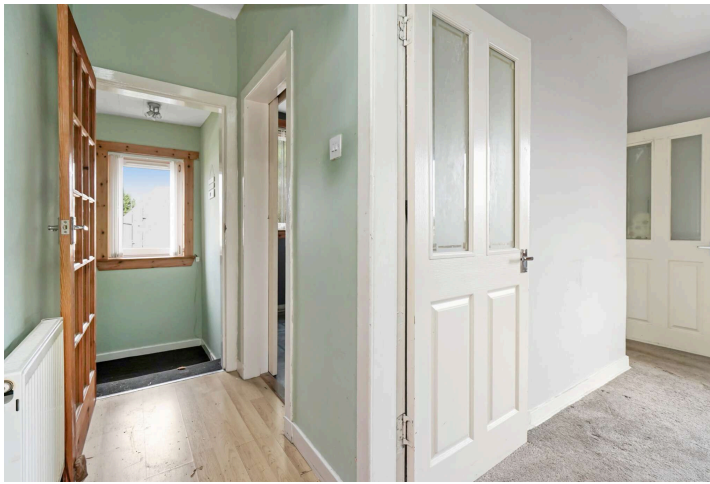
- Entrance vestibule
- Hallway
- Living room
- Kitchen
- 2 double bedrooms
- Shower room
- Gas central heating
- Double glazing
- Private driveway
- Private front garden
- Shared rear garden
- Unrestricted on street parking

Viewings - by appointment call
Beveridge & Kellas on 0131 554 6321



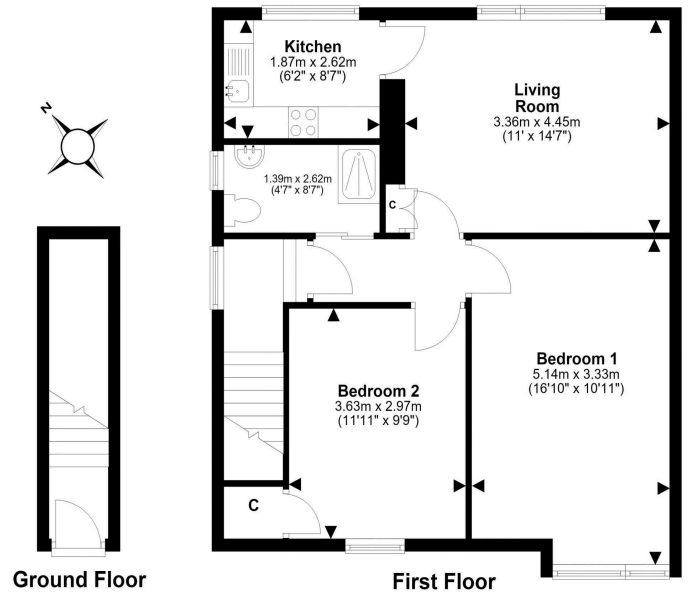






This 2 bedroomed upper flat is situated in the established Crewe district, which is situated northwest of Edinburgh City Centre. The area is well served by a frequent bus service which travels to many parts of the city and the City Bypass is also easily accessible. There are convenient shops in the immediate vicinity to cater for day to day needs and more extensive amenities can be found in nearby Craighleith Retail Park or Stockbridge, which offers a selection of shops, popular bars and restaurants. In addition, there is a Morrisons on Ferry Road and Waterfront Broadway, Lidl in Granton and a large Asda in Newhaven. For the outdoor enthusiast there is promenade walks along the banks of the Forth, the beautiful water of Leith walkway.

The property opens to an entrance vestibule with stairs to the upper level. The hallway gives access to much of the accommodation and has an overhead hatch to the attic space. A living room is found to the rear of the property and features a built-in cupboard. The kitchen is situated off the living room and benefits from base and wall units, integrated oven with gas hob, freestanding washing machine and fridge. To the front is a double bedroom with a built-in storage cupboard with a freezer within. There is second double bedroom which is also front facing. Completing the accommodation is a shower room with WC, wash hand basin and an electric powered shower unit.



Additional benefits include gas central heating, double glazing, private driveway, shared rear garden and a private front garden.

EXTRAS

All aforementioned white goods, any curtains/blinds, light fittings, carpets, and sheds/outbuildings to be included (no warranties to be given).

OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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