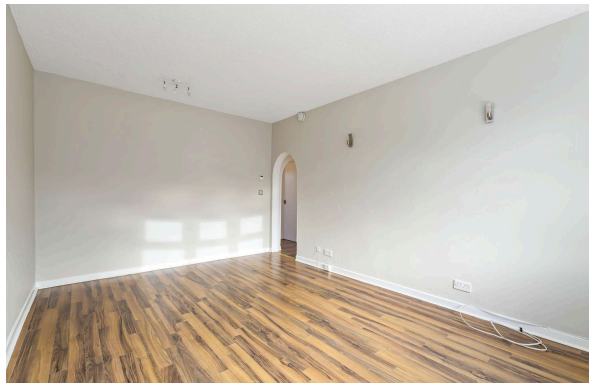


128 Pilton Avenue

PILTON | EDINBURGH | EH5 2JZ

warners
solicitors & estate agents







128 Pilton Avenue

PILTON | EDINBURGH | EH5 2JZ

Warners are delighted to present this bright and well-presented two-bedroom lower villa, situated within an established residential area of Pilton, to the north of Edinburgh city centre. Offering spacious accommodation, a private double driveway and both private and communal rear gardens, this attractive property will appeal to first-time buyers, professionals and downsizers alike.

A welcoming entrance vestibule and hallway with useful storage leads to the bright and spacious living room, where an attractive bay window floods the room with natural light. Contemporary wood-effect flooring and neutral decor create a fresh and inviting space, with ample room for comfortable seating. The modern fitted kitchen features stylish white high-gloss cabinetry, contrasting worktops, contemporary tiled splashbacks and integrated cooking appliances. A large window provides pleasant views towards the rear gardens. There are two well-proportioned double bedrooms, both offering ample space for freestanding furniture. A modern bathroom fitted with a stylish three-piece suite, shower over the bath and chrome ladder radiator completes the accommodation.

Externally, the property benefits from a private double driveway providing off-street parking for two vehicles. To the rear, there is a private garden area together with access to a communal garden, offering additional outdoor space for relaxing. Further benefits include gas central heating, double glazing and useful storage throughout.

Early viewing is recommended to appreciate the generous accommodation, natural light and attractive outdoor space offered by this appealing home.

- Bright and well-presented two-bedroom lower villa
- Spacious bay-windowed living room
- Modern fitted kitchen
- Two well-proportioned double bedrooms
- Contemporary bathroom with shower over bath
- Welcoming entrance vestibule and hallway with storage Private rear and communal garden
- Generous double driveway
- Gas central heating and double glazing.

Energy Rating C. Council Tax C.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





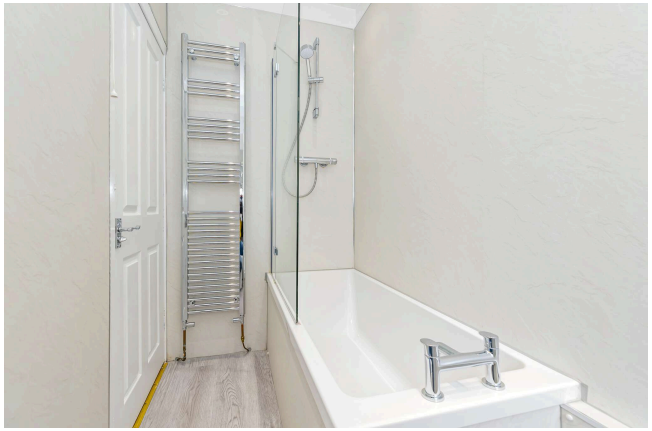


All fixtures, fittings, integrated kitchen appliances, washing machine and fridge freezer will be included in the sale. White goods will be sold as seen.

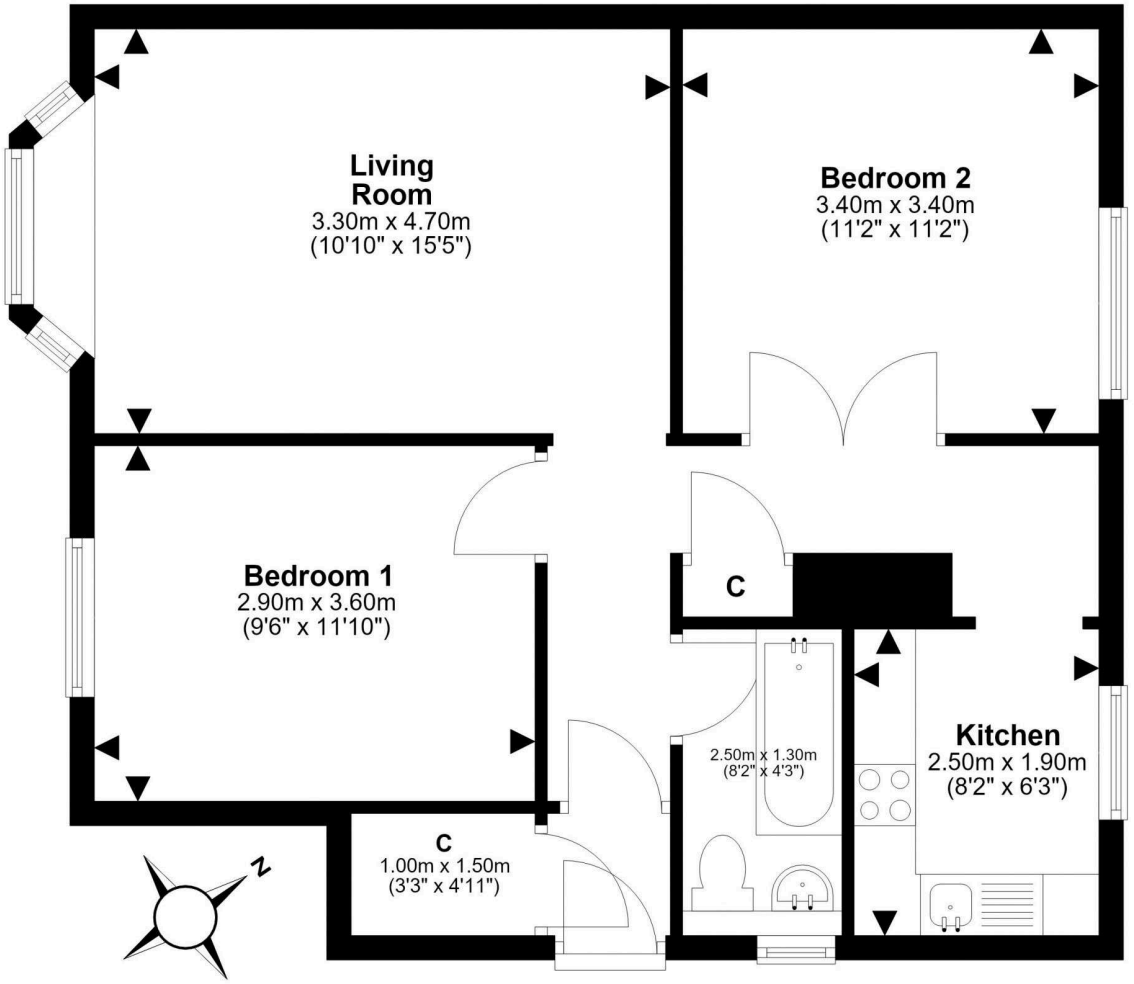
Pilton is a predominantly residential area of Edinburgh, which lies to the north of the city centre. It extends from the north of Ferry Road, between Granton and Fettes. There is a small selection of shops at Boswall Parkway, mainly small specialist shops serving the local community, with Morrisons Superstores available at Pilton Drive and Waterfront Broadway. Further amenities can be found at Davidsons Mains, Silverknowes, Comely Bank and Stockbridge, all locations being easily accessible. Pilton is close to some of Edinburgh's best loved green areas, including the Royal Botanic Gardens, Inverleith Park and the Water of Leith Walkway. For the sporting enthusiast the Ainslie Park Leisure Centre is close by, offering a swimming pool and five a side football, amongst other activities. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas. The compactness of the city ensures that the city bypass and main motorway networks are also within easy reach.











This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD
0131 667 0232
property@warnersllp.com
warnersllp.com