



**McEwan Fraser Legal**

Solicitors & Estate Agents

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52 Pilton Gardens

PILTON, EDINBURGH, EH5 2HY



The property is located in Pilton, which lies in the north-western district of the city. The property is ideally placed for shopping, transport, educational and recreational facilities. For those whose shopping needs are greater, a wider range of shops can be found at the city centre which 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, with many sports facilities and a swimming pool, is a prime example.

There is an excellent bus service close to hand, which will take you a short fifteen-twenty minute journey into the city centre.

the property

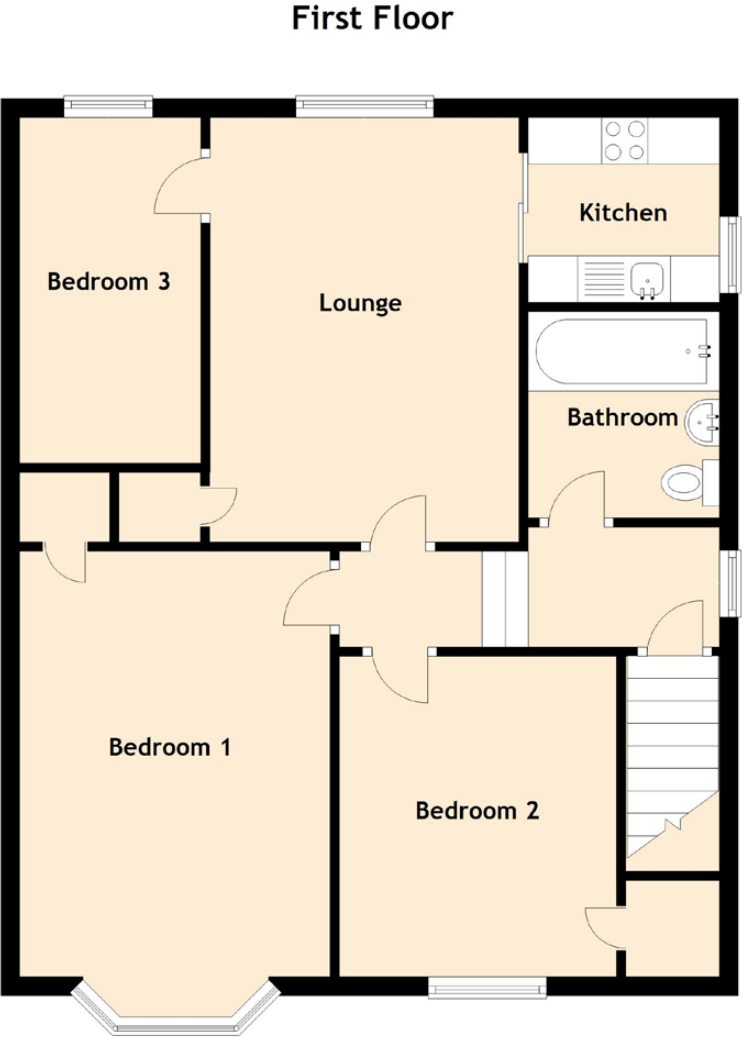
An excellent opportunity has arisen to acquire this spacious three bedroom upper villa, well located on a corner plot within Edinburgh's Pilton area. Viewing of this property is highly recommended.

Internally this accommodation could benefit from minor modernisation works and briefly consists of an entrance hallway with a meter cupboard, a bright and spacious lounge with a feature electric fire, a large storage cupboard, built-in storage space and access on to the fully fitted, partially tiled kitchen, benefiting from an integrated electric four ring hob/oven and extractor hood.

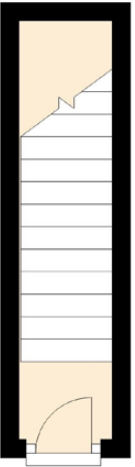
There are also two spacious double bedrooms, both with storage cupboards, a single bedroom, also providing the option of a home office or nursery and a three-piece, fully tiled bathroom with an overhead shower.

This property also benefits from; gas central heating, full double glazing, a private rear and side garden with a communal drying green to the rear and a driveway to allow for secure off-street parking for up to two cars. There is also more than adequate on-street parking to accommodate for visitors.





Ground Floor



floor plan

Approximate Dimensions
(Taken from the widest point)

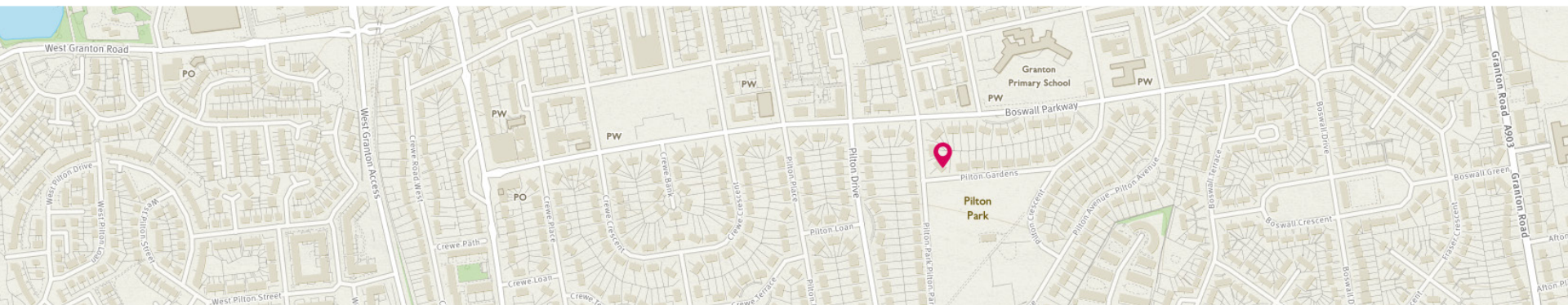
Lounge	4.62m (15'2") x 3.32m (10'11")
Kitchen	2.00m (6'7") x 1.99m (6'6")
Bedroom 1	4.58m (15') x 3.34m (10'11")
Bedroom 2	3.45m (11'4") x 2.98m (9'9")
Bedroom 3	3.72m (12'2") x 1.95m (6'5")
Bathroom	2.22m (7'3") x 2.00m (6'7")

Gross internal floor area (m²) - 74m²

EPC Rating - C

Extras
(Included in the sale)

Two garden sheds and all fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.



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**Part
Exchange
Available**

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