



126 Pilton Avenue, Edinburgh, EH5 2JZ

Bright & Spacious, Two-Bedroom, Lower Villa with Patio Garden & Driveway

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Property Description

Ready-to-move-in, bright and spacious, two-bedroom, south-facing lower villa with private patio gardens and a driveway. Located in the popular Pilton area, north of Edinburgh city centre.

Comprises an entrance hall, living/dining room, kitchen, two double bedrooms, and a bathroom.

With light decor throughout, highlights include a newly renovated kitchen and bathroom suite, gas central heating and double-glazing.

Externally, the property benefits from a private rear patio garden with a raised wood-decked area and storage shed, a private mono-blocked driveway, and access to a shared drying green.

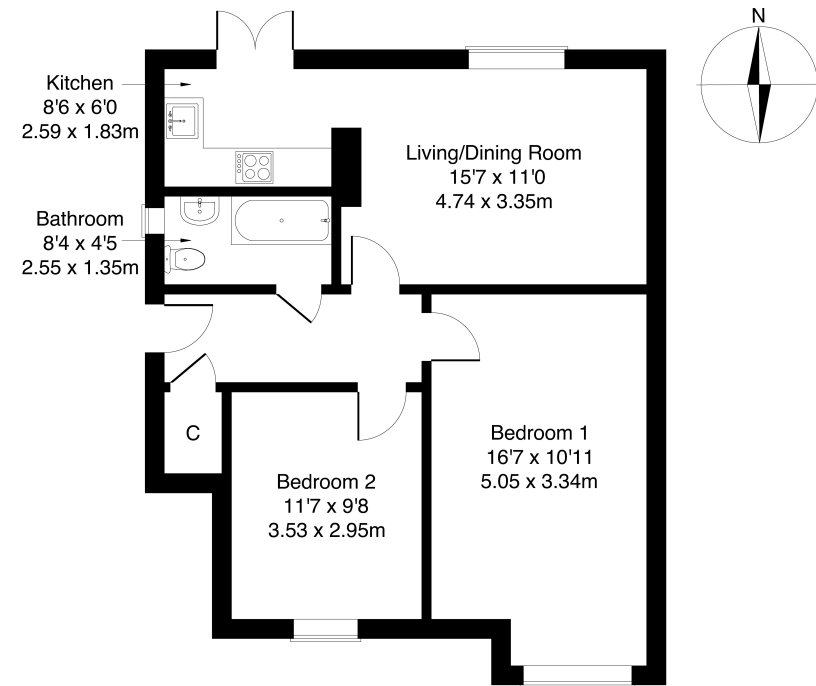
A welcoming entrance hall affords access throughout the property, including a convenient storage cupboard, and leads to the spacious living/dining room, offering a cozy space with views to the private rear garden. The newly updated kitchen is stylish and functional, featuring a modern oven, hob, and French doors leading to a raised wood-decked patio, perfect for outdoor dining.

Both double bedrooms are set to the front of the property, benefiting from the south-facing outlook. Completing the accommodation, a contemporary, newly fitted bathroom has a three-piece suite, including a shower over the bath, modern wall panelling and a chrome ladder-style radiator.



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Approximate Gross Internal Area: (678 sq ft - 63 sq m.)



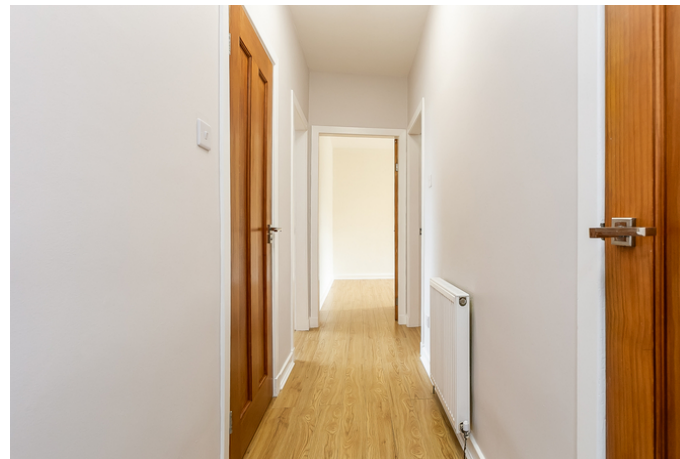
Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Pilton is a popular residential area located to the north of Edinburgh's city centre, providing a perfect balance of tranquility and convenience. The area boasts a range of local amenities, including supermarkets, shops, and eateries, making daily living convenient and enjoyable. Excellent public transport links ensure easy access to the city centre, while green spaces and parks nearby offer

opportunities for outdoor activities. Pilton's proximity to the vibrant heart of Edinburgh ensures residents can take advantage of cultural, dining, and leisure opportunities just moments away. The property is ideal for those looking to enjoy a quiet suburban lifestyle with the added benefit of city living on the doorstep.





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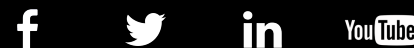
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Estate Agents and Solicitors



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