



124 Pilton Avenue  
Pilton, Edinburgh  
EH5 2JZ



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Please contact us for  
more information:

0131 555 7055  
[property@watermans.co.uk](mailto:property@watermans.co.uk)





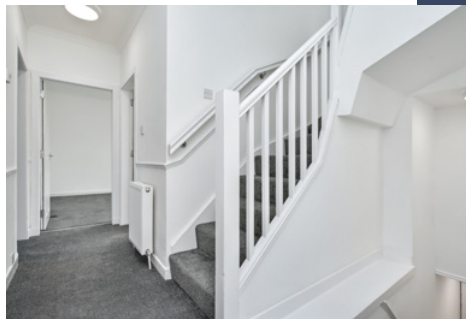
## Summary

With its sought-after suburban location in Pilton, just a short drive from central Edinburgh, this spacious double-upper villa boasts a private main entrance, generous accommodation, and freshly decorated, neutral interiors. The family home comprises a south-facing reception room, a well-integrated kitchen, four bedrooms, with the principal benefiting from a modern en-suite shower room, and a family bathroom with an overhead shower and vanity storage. Outside, 124 Pilton Avenue enjoys both private and shared gardens, as well as private driveway parking.

Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale.

## Features

- Double-upper villa in Pilton
- Private main entrance
- Central hall
- Sunny living/dining room
- Well-appointed kitchen
- Landing with storage
- Main bedroom with en-suite shower room
- Three more spacious bedrooms
- Modern family bathroom
- Private and a shared garden
- Private driveway parking
- Gas central heating and double glazing







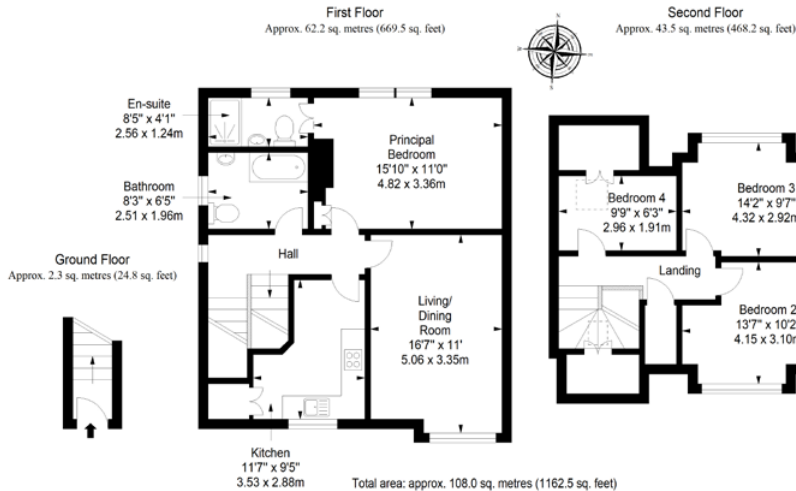








# Floorplan



## Price & Viewings

Please refer to our website  
[www.watermans.co.uk](http://www.watermans.co.uk)

### Edinburgh

5-10 Dock Place, Leith, EH6 6LU  
0131 555 7055  
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### Glasgow

193 Bath Street, Glasgow, G2 4HU  
0141 483 8325  
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EPC Rating - C | Council tax band - C | Home report Value - £230,000

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