



Flat 2, 31 West Pilton Drive, Edinburgh, EH4 4HS

Well-Presented, Three-Bedroom, Ground-Floor Flat

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Property Description

Well-presented, three-bedroom, ground-floor flat, with a private front garden, forming part of an established residential development. Located in the popular West Pilton area, north-west of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, three double bedrooms, and a family bathroom.

Offering spacious and flexible accommodation with scope for updating.

Featuring generous room sizes, good built-in storage, a fitted kitchen and bathroom suite. In addition, there is electric heating, double glazing, and a shared drying green to the rear.

Ideally situated close to a range of amenities, well-regarded schools, and convenient transport connections.

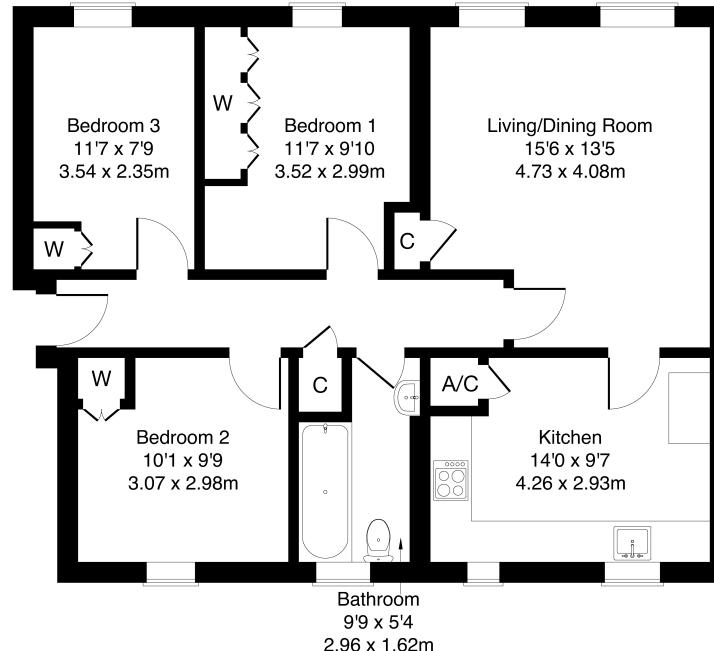
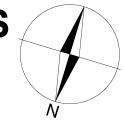
The entrance hall gives access throughout the majority of the property, including a convenient storage cupboard. To the front of the property, the bright living and dining room benefits from a desirable south-facing aspect, twin windows and a built-in cupboard, offering a comfortable space for everyday living. Leading from the lounge, the kitchen is of good size and is fitted with wall and base units, stone-effect worktops, a sink with a drainer, an integrated oven and hob, and space for freestanding appliances.

Three well-proportioned carpeted bedrooms, all featuring built-in wardrobes, offering flexible accommodation suitable for a range of needs. Completing the accommodation, the bathroom is fitted with a three-piece suite, including a shower over the bath and tiled splash walls.



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Approximate Gross Internal Area: (807 sq ft - 75 sq m.)



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

Area Description

West Pilton is an established residential area offering excellent education, shopping, and transport connections, alongside some of Edinburgh's finest green spaces. The neighbourhood benefits from nearby supermarkets, including Morrisons, Sainsbury's, and Waitrose, while Ocean Terminal provides a multi-screen cinema and a wide variety of dining options. Additional specialist shops, cafés, bars, and restaurants can be found close by in Comely Bank and Stockbridge. Outdoor leisure opportunities abound with cycle paths along the Water of Leith, Gipsy Brae Recreation

Ground, scenic walks through the Royal Botanic Gardens and Inverleith Park, plus indoor facilities at Westwoods Health Club and Ainslie Park Leisure Centre. The area is well served by a range of state and private schools, including Edinburgh Academy and the prestigious Fettes College. Ferry Road provides a key transport route across Edinburgh, linking to the city bypass and the A90 for wider travel, as well as superb public transport, including direct travel to Leith, the Airport and the Royal Infirmary.





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