



Flat 5, 35 West Pilton Drive
Edinburgh EH4 4EY



A spacious top floor flat which benefits from gas central heating and double glazing

 3 Bed  1 Bath  1 Reception

A spacious top floor flat which enjoys an open outlook to the front and rear, located in the established residential area of West Pilton. The property benefits from gas central heating and double glazing and, although it now requires modernisation, offers an excellent opportunity for a new owner to create a stylish home. In brief the accommodation comprises; welcoming hall with good storage, twin windowed sitting room, separate kitchen, triple windowed principal bedroom, two further bedrooms, and bathroom.

"Please note that no warranty will be given for the systems and appliances – they are sold as seen"

Features

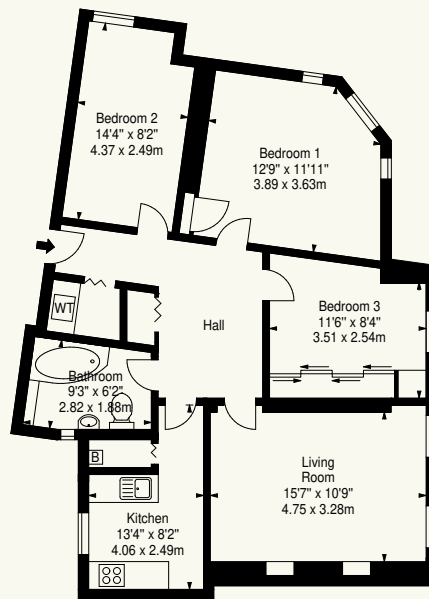
- Welcoming hall
- Twin windowed sitting room
- Separate kitchen
- Three bedrooms
- Bathroom
- Gas central heating
- Double glazing
- Communal garden
- On street parking
- EPC Rating C

Offers Over £110,000

West Pilton Drive,
Edinburgh,
Midlothian, EH4 4EY



Approx. Gross Internal Area
896 Sq Ft - 83.24 Sq M
For identification only. Not to scale.
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Second Floor



West Pilton is an established residential area northwest of the city centre. and due to its proximity to the city centre and easy access to the A90 and the city bypass, the location is an ideal choice for first time buyers and investors. There are excellent local amenities, including post office, library and health centre and two Morrison's supermarkets, along with more extensive shopping, found at nearby Craighleith Retail Park. Schooling is available from primary to secondary level and Edinburgh College can be easily reached on nearby West Granton

Road. There are a number of local parks in the area and the promenade at nearby Silverknowes offers fabulous walks along the Firth of Forth to Cramond Village. Also in the area is Ainslie Park Leisure Centre with a swimming pool and a Pure Gym at West Granton. Two good golf courses are close by along with access to the vast cycle path network. It has good transport links and an excellent local bus service operates to the City Centre and to the business parks at South Gyle.

FOR VIEWING:

Sunday, 2:00pm - 4:00pm or by appointment

Contact Lindsay on:

☎ 0131 229 4040

✉ edinburghproperty@lindsays.co.uk

🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.