



## Flat 2, 23 West Pilton Drive, Edinburgh, EH4 4HS

This well-presented and spacious three-bedroom ground-floor flat has been freshly decorated in a modern style and is offered in excellent condition throughout. New carpets have been fitted across the main living areas, enhancing the bright and welcoming interior. Featuring a contemporary kitchen and bathroom, the property would make an ideal first home or investment opportunity. Further benefits include double glazing and electric heating.

The accommodation comprises:

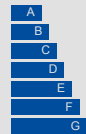
- Welcoming entrance hall
- Bright and generously proportioned front-facing living room with two large windows providing excellent natural light, together with a useful storage cupboard/ press
- Three well-sized bedrooms
- Modern fitted kitchen featuring a range of contemporary units, white laminate worktops with matching splashbacks, and appliances including an electric hob with extractor hood, electric oven, washing machine, and fridge freezer
- Stylish bathroom fitted with easy-maintenance wall panelling and a white three-piece suite with electric shower over the bath



### VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

[WWW.DMDLAW.CO.UK](http://WWW.DMDLAW.CO.UK)

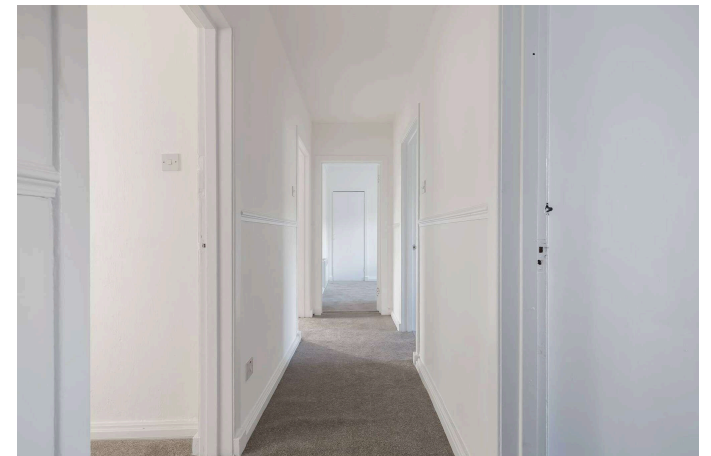


EPC RATING  
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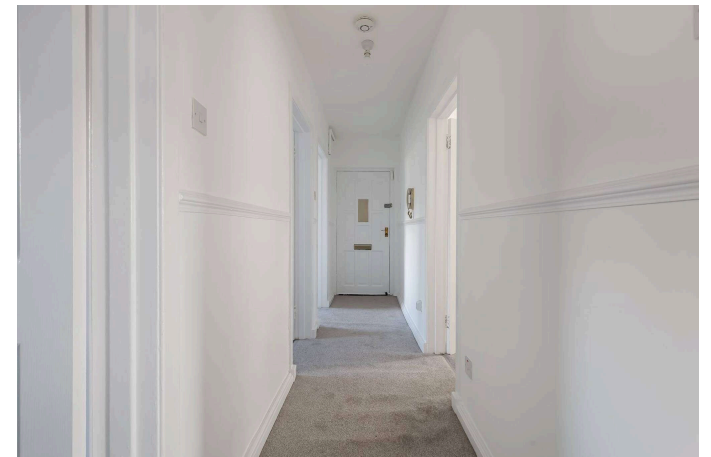
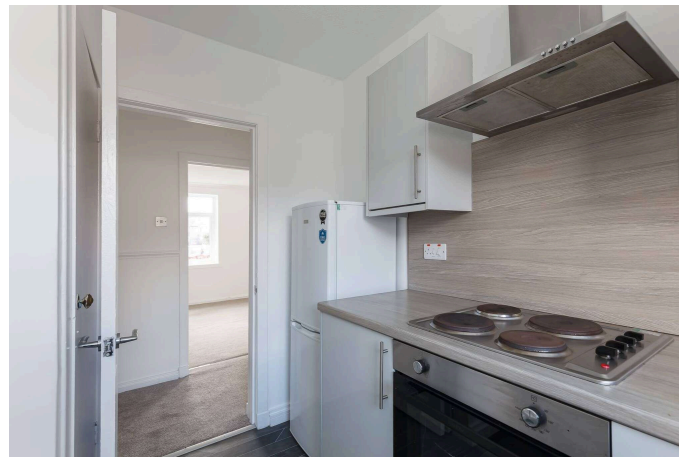
## Location

The property is situated in the popular West Pilton area of Edinburgh, close to Silverknowes and Davidson's Mains, approximately three miles north of the City Centre. The location is particularly convenient for Edinburgh College, which is within walking distance, while excellent public transport links provide regular services into the City Centre.

A variety of local shops cater for everyday needs, with several major supermarkets nearby including Morrisons at Waterfront Broadway, Lidl at Granton, and Sainsbury's at Craighleith Retail Park. A range of leisure and fitness facilities are also close at hand, including Ainslie Park Leisure Centre with its gym, swimming pool, and sports hall, as well as the Village Gym and Westwoods Health Club on Crewe Road South.

The property is also well placed for access to the Western General Hospital, while both primary and secondary schooling are available within easy walking distance.

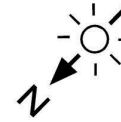
Council tax - Band B



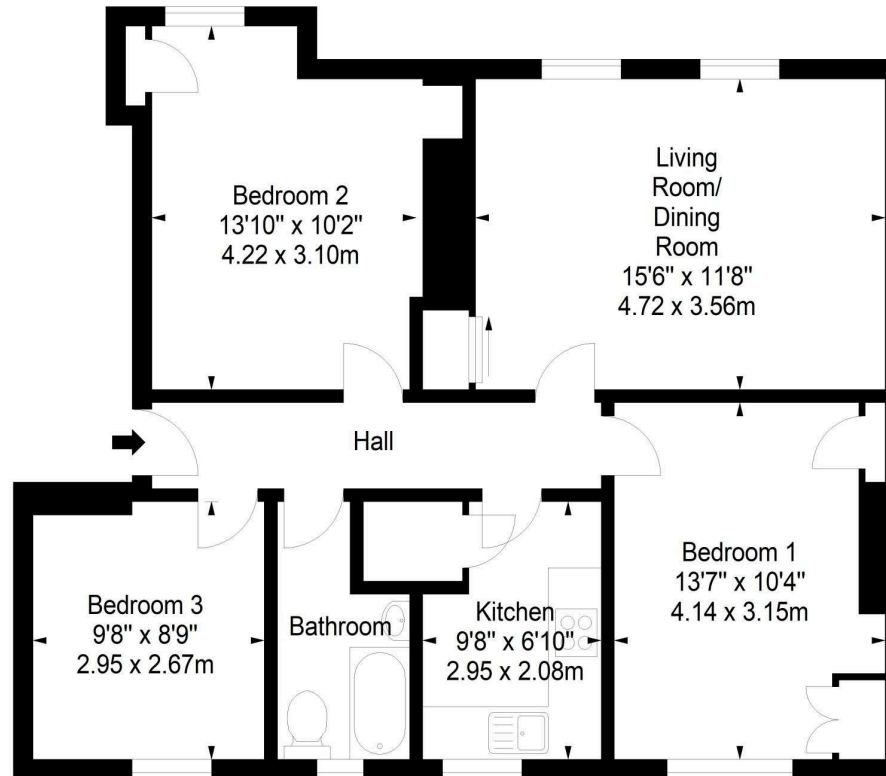




West Pilton Drive,  
Edinburgh,  
Midlothian, EH4 4HS



Approx. Gross Internal Area  
771 Sq Ft - 71.63 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



Ground Floor

**DMD** SOLICITORS &  
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

DMD Solicitors and Estate Agents  
22 St. John's Road, Corstorphine, EH12 6NZ  
DX 550 440 Edinburgh 44

F: 0131 539 7035

E: [property@dmdpartnership.co.uk](mailto:property@dmdpartnership.co.uk)

T: 0131 316 4666

[www.dmdlaw.co.uk](http://www.dmdlaw.co.uk)

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