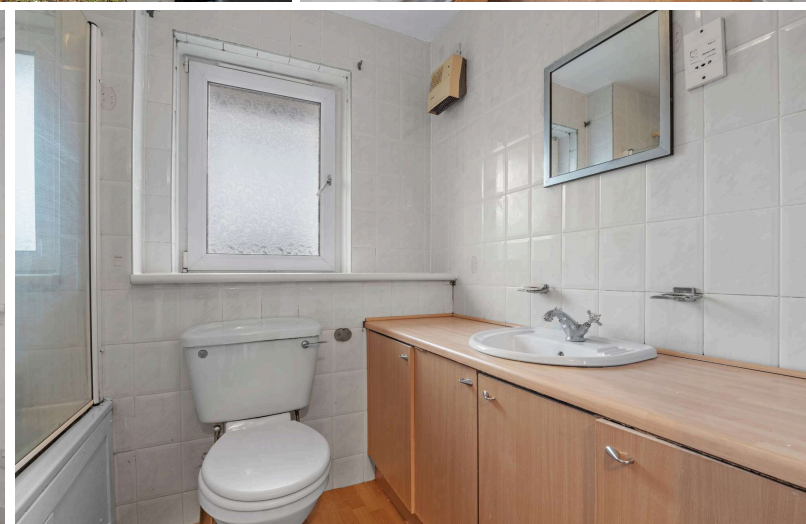
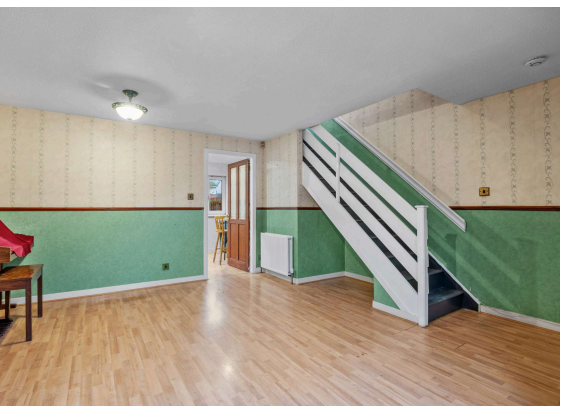
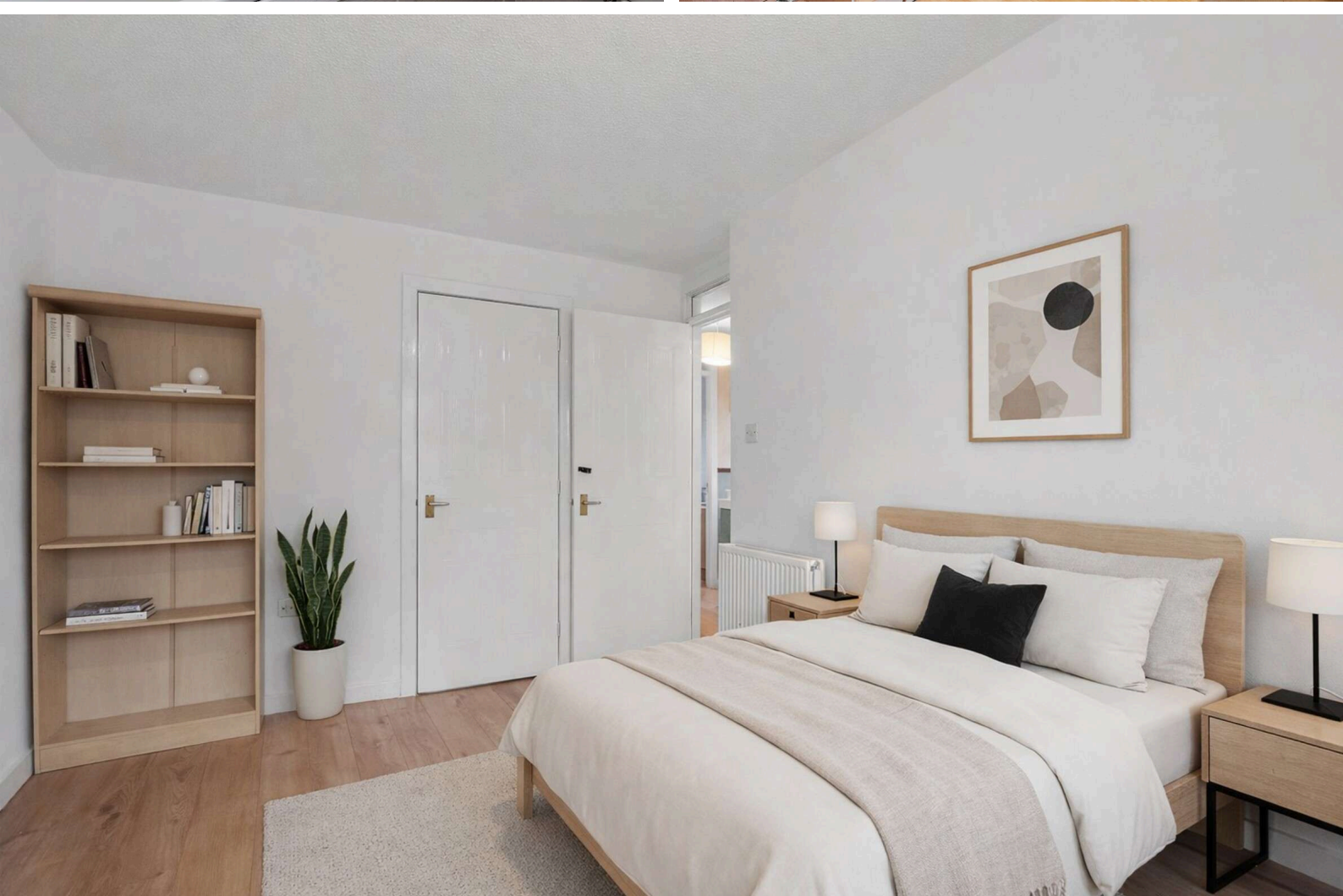




38 West Pilton Drive
Edinburgh, EH4 4HS

- Bright and spacious three-bedroom home ideal for first-time buyers or families
- Large living room with dining space and a generous dining/breakfast kitchen
- Key upgrades include 2019 central heating system, extra loft insulation, and renovated gable ends
- EPC: C & Council Tax Band C





The Property:

An ideal first-time purchase or a great step up for a growing family, No. 38 is a bright and spacious three-bedroom home offering well-balanced accommodation throughout. The property features integrated wardrobes, a generous dining/breakfast kitchen, and a large living room with ample space for a dining area.

The home has benefitted from routine maintenance and thoughtful upgrades, including a new central heating system installed in 2019, additional loft insulation, and renovated gable ends. Excellent storage is provided via a partially floored loft, along with double glazing and gas central heating. The fitted kitchen includes an integrated fridge and freezer, with the freestanding washing machine also included in the sale.

Externally, the property offers an allocated parking space in front, with further spaces available close to hand. A low-maintenance front garden. To the rear, the fully enclosed garden—mainly laid to patio—offers a secure outdoor space with plenty of potential for modernisation and landscaping to suit your needs.

Agents note:

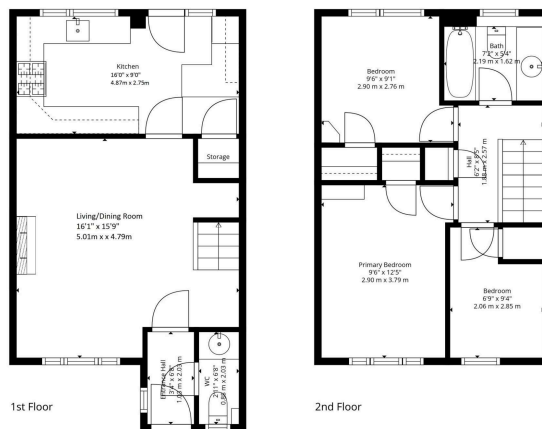
some of the images have been virtually staged for visual aid.

Accommodation In-Summary:

Entrance hallway, WC, Living/Dining Room, Kitchen, Three bedrooms, Bathroom and built in storage.

Location:

West Pilton Drive is situated in the established Pilton area of north Edinburgh and is well served by a host of excellent amenities which include a parade of everyday shops on Ferry Road as well as a Morrisons Supermarket close by. There are further facilities available at the Craighleith Retail Park which is only a short drive away and has a Sainsburys Supermarket and Marks and Spencers. The property is within easy reach of the Western General Hospital and Edinburgh College. Regular public transport operates to and from the city centre and to surrounding areas. The area is also within close proximity to some lovely parks at Inverleith and the Royal Botanic Gardens. There are good schools within the local catchment area at both primary and secondary level.



Total: 77m² (828 sq ft)
1st floor: 371 sq. ft, 34 m², 2nd floor: 394 sq. ft, 37 m²
INCLUDED AREAS: STORAGE: 57 sq. ft, 5 m², FIREPLACE: 7 sq. ft, 1 m², WALLS: 71 sq. ft, 7 m²
Measurements deemed highly probable but not guaranteed.



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



STURROCK ARMSTRONG & THOMSON
SOLICITORS & ESTATE AGENTS

7a Dundas Street
Edinburgh EH3 6QG
Telephone: 0131-225 4082
Fax: 0131-556 2079
Email: property@satsolicitors.co.uk
www.satsolicitors.co.uk

