



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**40 West Pilton Drive**

Edinburgh EH4 4HS

# 40 West Pilton Drive

Tucked away with-in a quiet cul-de-sac a quiet residential neighborhood! This charming mid terrace villa is ideally located, for local amenities, local schools and the city center.

Set back behind an easy maintenance garden, the front door, opens into an entrance vestibule with a practical coat cupboard. Enter the spacious lounge, where neutral walls, complement the warm wood style flooring to create an inviting atmosphere, highlighted by a feature electric fireplace. Next door, is generous kitchen, fitted cabinets provide excellent storage, work surfaces, along with hob, oven and freestanding appliances. A back door offers access to the enclosed rear garden, paved for ease of maintenance. Upstairs, you'll find two comfortable double bedrooms, which share a modern three-piece bathroom.

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## Property Summary

- . Tucked with-in quiet residential neighbourhood, close to schools
- . Mid terrace villa
- . Spacious west-facing lounge
- . Generous fitted kitchen
- . Two comfortable double bedrooms
- . Stylish three-piece bathroom
- . Gas central heating & double glazing
- . Front & rear gardens
- . Private parking space to front of property (can fit two cars)
- . EPC Rating - C | Council Tax Band - B

Home Report Value - £170,000







Mid-terrace villa,  
with light,  
spacious interiors  
& gardens, front  
& rear



BEDROOM 2



BEDROOM 2





Outdoor space; the property boasts a west-facing front garden and an enclosed rear garden, with paving, for easy maintenance.

In front of the property is a private parking space, which can provide parking for two cars.

Extras: all fitted floor coverings, light fittings and all kitchen appliances, to be included in the sale.

Let us help you find your next  
**dream property!**



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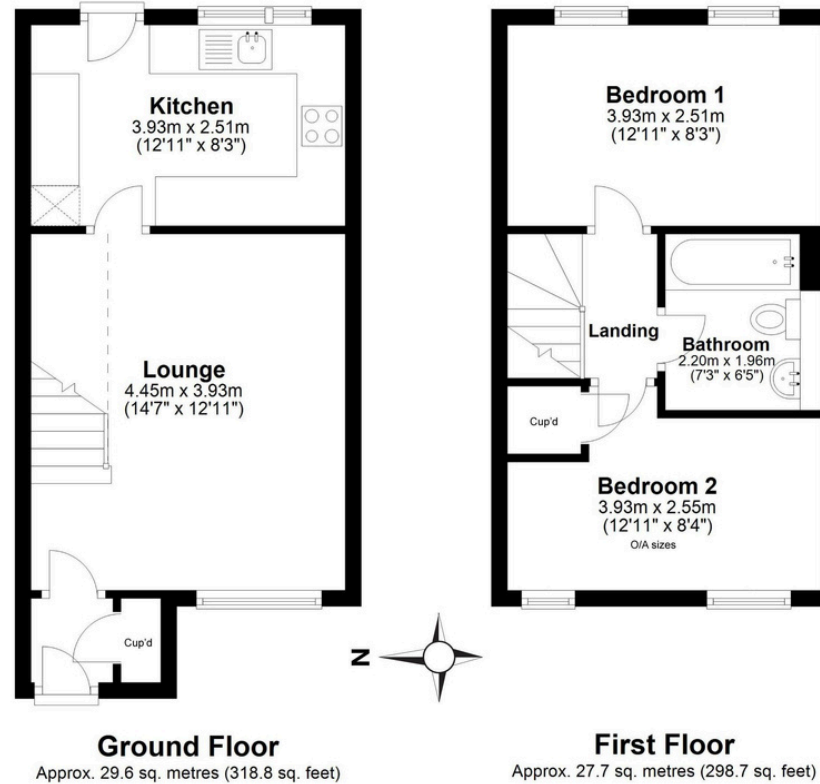


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Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Total Area: approx. 57.4 sq.metres (617.4 sq. feet)



## Location

West Pilton Drive, lies off Pennywell Road and is with-in walking distance to a primary and secondary school. Pilton is an established residential area north-west of the city centre. It offers an array of affordable housing and due to it's proximity to the city centre(4.5miles) and easy access to the A90 and the city bypass, is an ideal choice for first time buyers and investors, with Edinburgh College based nearby. There are excellent local amenities, including banks, post office, library and health centre. Morrisons stores can be found on West Granton Road and at Crewe Toll. Further shopping can be found at nearby Craighleith Retail Park.