



31 Pilton Drive
Pilton, Edinburgh, EH5 2HH

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Entrance vestibule.
- Stairs leading to upper level.
- Reception hall.
- Attractive living room overlooking the rear & with feature electric fire.
- Open access to modern fitted kitchen with appliances.
- Well-presented & generously proportioned double bedroom.
- Further double bedroom with storage.
- Contemporary fitted bathroom with shower.
- Upper landing with fitted storage.
- Two good-sized double bedrooms.
- Box bedroom.
- Driveway to front.
- Chipped stone garden area to side.
- Communal drying area at rear.
- Extensive private garden to rear with decking area.
- Unrestricted on street parking.



GENERAL DESCRIPTION

A superb double upper villa situated within the popular Pilton district of the city, a short journey to Edinburgh City Centre and close to an excellent range of local amenities. The property would be an ideal purchase for a young family .

COUNCIL TAX BAND	C.
TRAIN STATION	APPROXIMATELY 2.9 MILES TO EDINBURGH WAVERLEY STATION.
AIRPORT	APPROXIMATELY 7.9 MILES TO EDINBURGH AIRPORT.
BUSES	WITHIN 200 METRES.

LOCATION

Lying just three miles northwest of Edinburgh city centre and well-connected by excellent transport links, the popular suburb of Pilton benefits from a wealth of local shopping and recreational amenities. Some of the capital's most treasured green spaces are also in easy reach, including Inverleith Park and the Royal Botanic Gardens. For grocery and everyday shopping, Pilton is served by an excellent selection of major supermarkets in the immediate surrounding area, as well as a post office, a pharmacy and a medical centre. A great selection of high-street outlets can be found at Craighleith Retail Park and Ocean Terminal, which also boasts a multi-screen cinema, popular family restaurants and a 24-hour gym. Further local sports facilities are on offer at Ainslie Park Leisure Centre, with a pool, a gym, a sports hall and fitness classes. Pilton has a superb selection of private and state schooling options, including the prestigious independent Fettes College. With its proximity to the main thoroughfare of Ferry Road, the area provides swift access into the city, as well as the Forth bridges, the City Bypass and the M8/M9 motorway network.

EXTRAS:
ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, MICROWAVE, FRIDGE/FREEZER, AND AUTOMATIC WASHING MACHINE. THE FREESTANDING WARDROBES WITHIN THE MAIN DOUBLE BEDROOM ON GROUND LEVEL WILL BE INCLUDED IN THE FOR-SALE PRICE. THE WALL MOUNTED TV WITHIN THE LIVING ROOM, TUMBLE DRYER AND SOME FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE FOR NEGOTIATION.





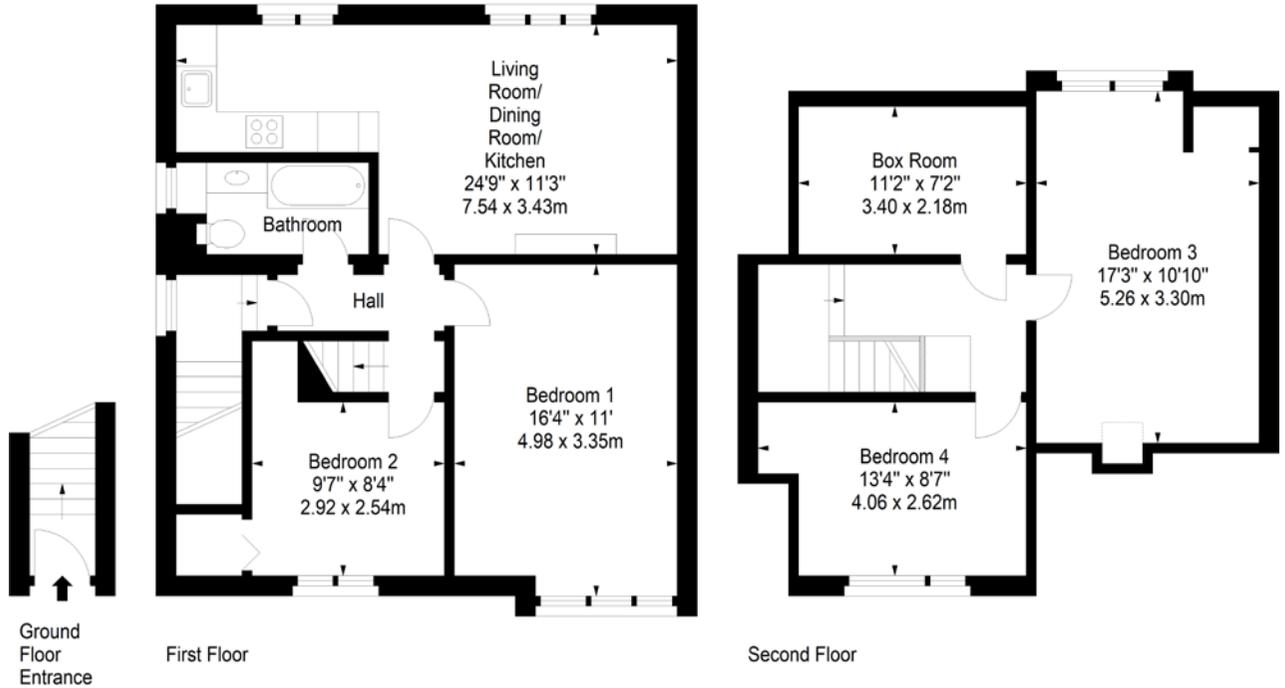
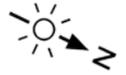
ENERGY PERFORMANCE
CERTIFICATE RATING C



Pilton Drive,
Edinburgh,
Midlothian, EH5 2HH



Approx. Gross Internal Area
1176 Sq Ft - 109.25 Sq M
For identification only. Not to scale.
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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

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