





## 28 West Pilton Lea, Edinburgh, EH4 4ES

This spacious three-bedroom terraced house offers well-proportioned accommodation with private front and rear gardens, making it an ideal family home or investment opportunity. The property benefits from double glazing throughout and electric heating.

The accommodation is arranged over two levels and comprises:

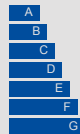
- Welcoming entrance vestibule
- Convenient downstairs WC
- Bright and spacious living room featuring oak-style laminate flooring and a large picture window overlooking the front garden
- Well-appointed breakfasting kitchen fitted with oak-style wall and base units, laminate worktops and a stainless steel sink, with appliances including a cooker and fridge freezer
- Two generous double bedrooms, both with built-in wardrobes
- A well-sized third bedroom, suitable as a bedroom, home office or study
- Partially tiled family bathroom fitted with a wall-hung wash hand basin, WC and bath with shower over



### 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)

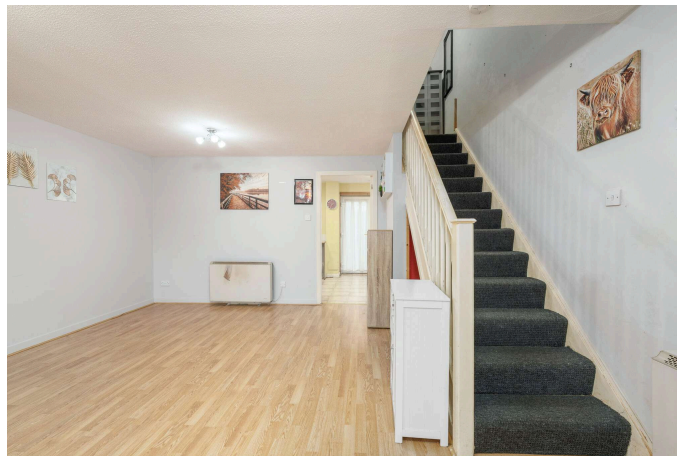


EPC RATING  
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### Outside and Gardens

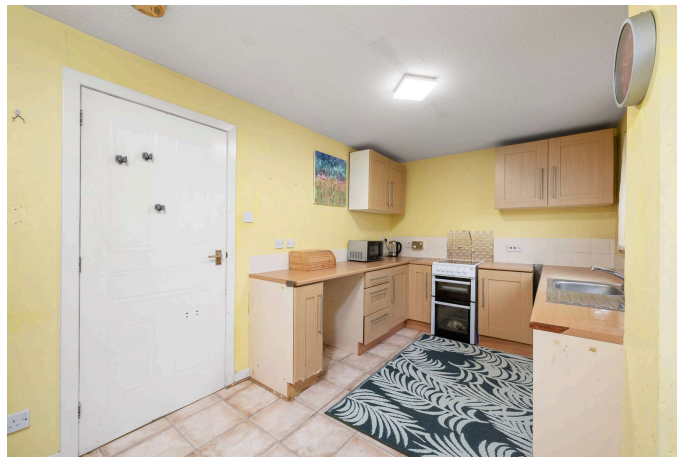
The front and rear gardens are designed for ease of maintenance and provide useful outdoor space. There is an allocated parking space in a nearby private car park.

### Location

The property is situated within the West Pilton area of Edinburgh adjacent to Silverknowes and Davidsons Mains. It lies approximately 3 miles north of the City Centre and is in walking distance of the new Edinburgh College. There is a frequent local bus service operating to the City Centre. Local shops nearby cater for everyday needs and there are several supermarkets in the area including a Morrisons on Waterfront Broadway, Lidl at Granton and Sainsburys at Craighleith Retail Park. There are sports facilities available nearby at Ainslie Park Leisure Centre, which has a gym, swimming pool and sports hall; there are a gym and spa at the Village and Westwoods Health Club on Crewe Road South. It is also conveniently placed for the Western General Hospital. Local primary and secondary schools are within walking distance of the property.

### Council tax

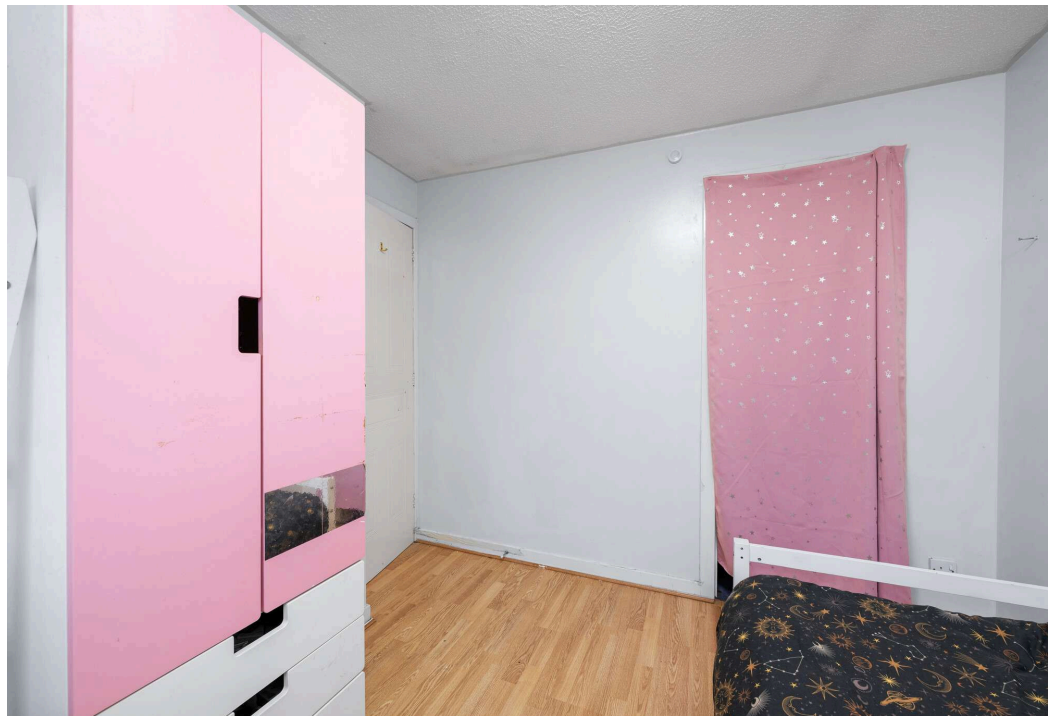
It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.













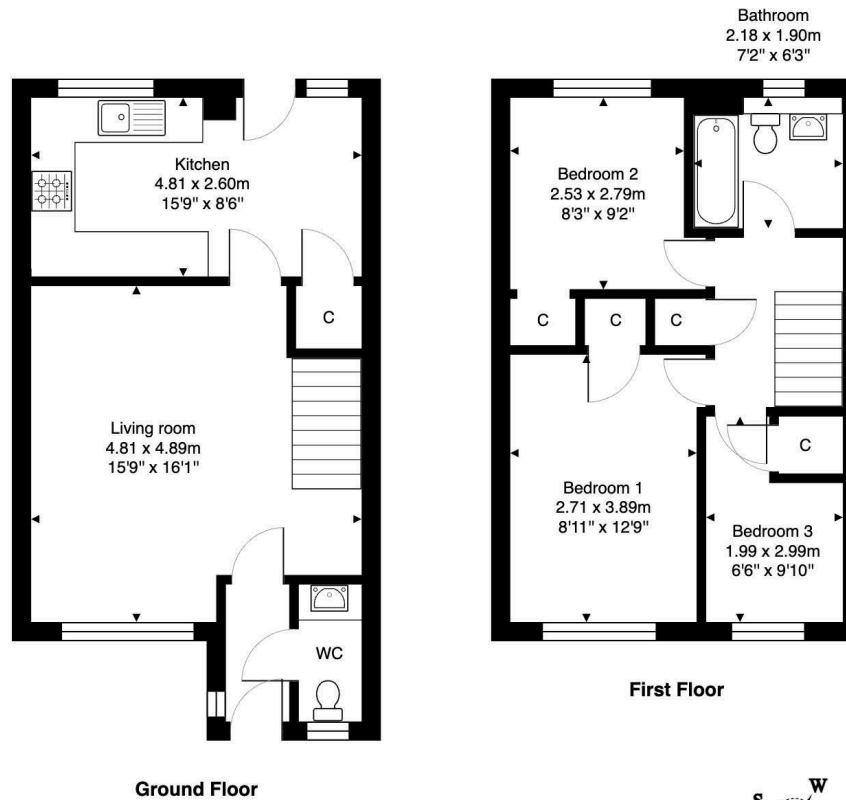








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Total Area: 76.5 m<sup>2</sup> ... 824 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



**DMD** | SOLICITORS &  
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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