



71 East Pilton Farm Wynd, Edinburgh, EH5 2GL

Three-Bedroom, Mid-Terrace Townhouse, with Patio, Roof Terrace, Balcony & Garage

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Property Description

Beautifully presented and spacious, three-bedroom, modern mid-terrace townhouse, with patio garden, roof terrace, balcony and an integrated garage. Set 'off-street' adjacent to a shared green, in a modern, factored, residential development in the desirable Fettes area, north of Edinburgh centre.

Comprises an entrance hall, living room, dining room/kitchen, three double bedrooms, an en-suite shower room, a family bathroom and a ground-floor WC.

Tastefully finished throughout, highlights include a fitted kitchen with integrated appliances, modern bathroom suites, gas central heating and double glazing. In addition, there are multiple TV and phone points; and superb storage including bedroom wardrobes and an eaves space. Externally, the property benefits from a patio garden to the rear with a spiral staircase to the first-floor roof terrace, and a balcony for the master bedroom.

The development also offers additional unrestricted residents' parking and visitors' spaces; and well-maintained communal grounds including a children's playground.

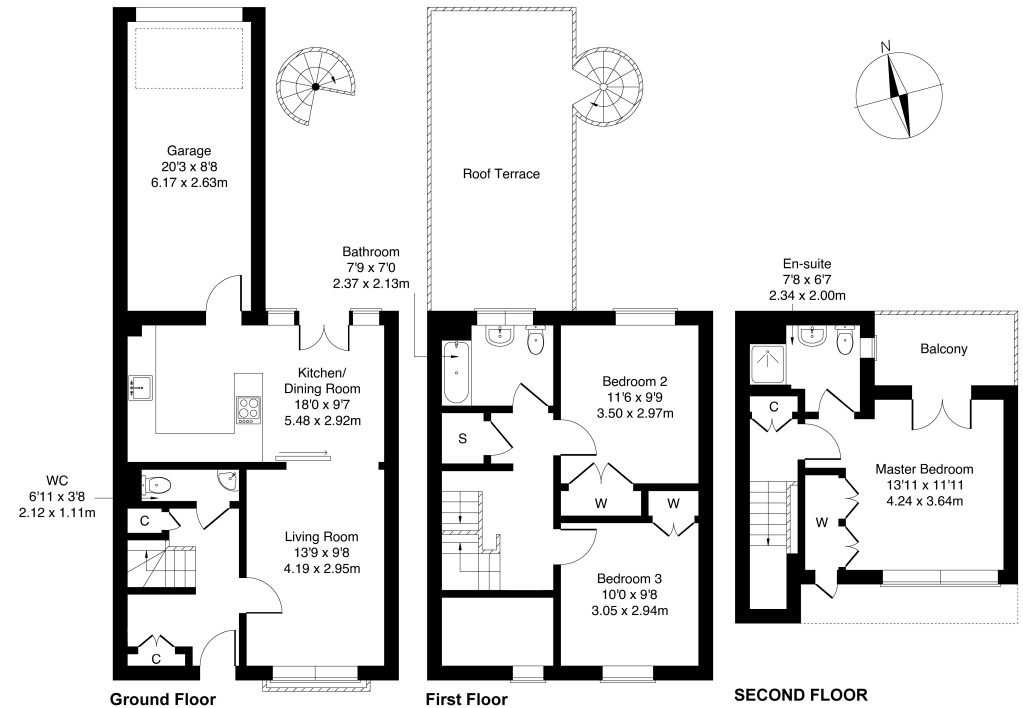
A welcoming entrance hall has ample space for outerwear and gives access to carpeted stairs leading to the upper floors, the lounge and a convenient WC with a two-piece suite. A spacious, semi-open-plan public room features a retractable door offering a flexible partition of the lounge and kitchen/dining area. To the rear, the dining room is open to the kitchen and features French patio doors leading to the rear garden patio; and an internal door to the generous garage with power and lighting. A modern fitted kitchen includes stone-effect worktops and a breakfast bar with matching splashback, sink, drainer, unit downlighting, and recessed ceiling spotlighting. Integrated appliances include a dishwasher, washing machine, fridge, oven, gas hob and 'floating' canopy.

On the first floor, the hall gives access to two well-proportioned bedrooms with built-in wardrobes and a contemporary family bathroom with a three-piece suite including a shower above the bath and tiled splash walls. On the second floor, a carpeted landing has a built-in store cupboard and gives access to a generous dual-aspect master bedroom featuring a built-in wardrobe (with further access to the floored eave space), a private balcony; and an en-suite shower room, fitted with a stylish suite including a rainfall showerhead, marble effect tiling, and a ladder-style radiator.



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Approximate Gross Internal Area: (1301 sq ft - 121 sq m.)



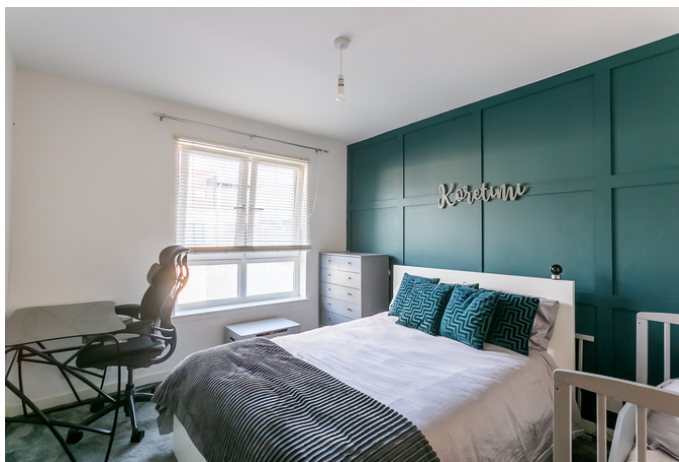
Legal Disclaimer: Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Fettes is a desirable location, within easy reach of excellent local shopping and public transport links, along with some of Edinburgh's finest open spaces. The area is well-served by supermarkets, with a Waitrose at Comely Bank, a Morrisons on Ferry Road, and a Sainsbury's at Craighleith. Nearby Stockbridge, Comely Bank, Trinity and Inverleith offer vibrant areas, home to an eclectic mix of quality delicatessens, cafés, restaurants, bars, butchers, fishmongers and

greengrocers, whilst both Craighleith Retail Park and Ocean Terminal provide a range of high-street stores. Recreational options include cycle paths and walkways along the Water of Leith, the renowned Royal Botanic Gardens, Inverleith Park, as well as the Ainslie Park Leisure Centre. There is a choice of well-regarded public and private schools close by, including Edinburgh Academy and the iconic Fettes College.





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