



## 12/14, East Pilton Farm Avenue, Edinburgh, EH5 2GB

Light and Beautifully Presented, One-Bedroom, Third-Floor Flat

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# Property Description

Light and beautifully presented, one-bedroom, third-floor flat, set in a modern, factored residential development. Conveniently located in the popular Bonnington area, north-west of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, double bedrooms, and a shower room.

Tastefully finished throughout, ready to move in, featuring quality flooring, a fitted kitchen with appliances, and a modern bathroom. In addition, there is double glazing, gas central heating, and good storage including a hall store, bedroom wardrobes and a loft space.

The development includes a secured entry, a shared bike store, a private residents' car park and landscaped grounds.

A welcoming entrance hall provides access to all rooms throughout the property and benefits from three built-in storage cupboards, offering excellent space for coats, shoes, and household essentials. The spacious living and dining area is finished with wood-effect flooring and features a central light fitting, column radiators, and direct access to both a Juliet balcony and a full balcony, creating an ideal setting for relaxing or entertaining. The modern open-plan kitchen is fitted with stone-effect worktops, spotlighting, and a sink with a separate drainer. Quality appliances include an integrated fridge/freezer, oven, and gas hob with a canopy above, making it a practical and stylish space for cooking and dining.

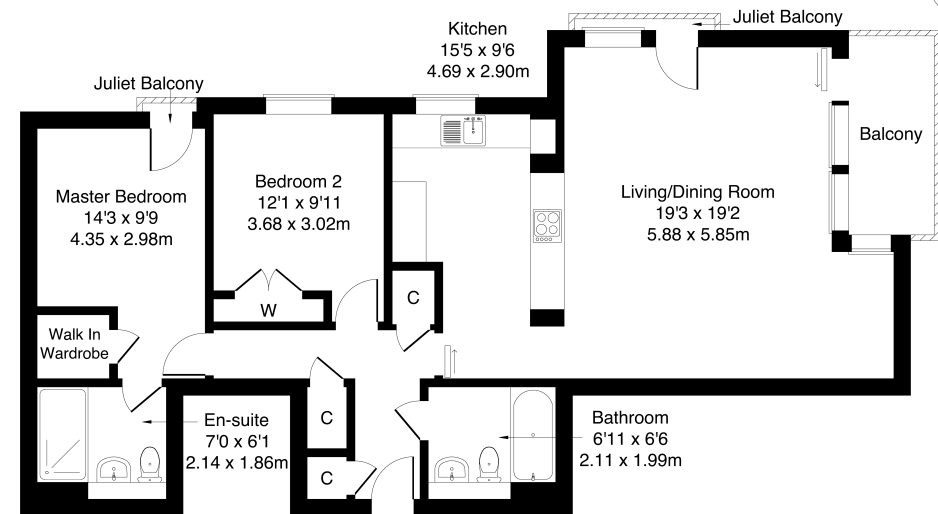
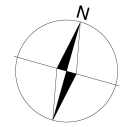
The master bedroom is generously proportioned, finished with wood-effect flooring, and boasts a walk-in wardrobe together with access to a sleek, modern en-suite shower room. A second well-sized double bedroom is also included, complete with its own built-in wardrobe, providing ample storage. Both bedrooms offer flexibility for a variety of furnishings and are designed with comfort in mind. Completing the property, the contemporary three-piece bathroom is fitted with tiled-effect flooring, a tiled splashback surround, a stone-effect countertop, and a shower over the bath, while a central light fitting with multi-coloured bulbs adds a modern touch.

An EWS1 form has been obtained and can be found at the back of the Home Report.



**12/14 East Pilton Farm Avenue, Edinburgh, EH5 2GB**

Approximate Gross Internal Area: (947 sq ft - 88 sq m.)



**Third Floor**

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

## Area Description

Bonnington is a well-connected and increasingly popular residential area located just over a mile north of Edinburgh city centre. Positioned between the vibrant neighbourhoods of Broughton Street and Leith Walk, it offers residents easy access to a wealth of local amenities, independent retailers, cafés, restaurants, and bars. The nearby St James Quarter provides an extensive range of retail, dining, and lifestyle options, with further developments underway, while the vibrant Shore area is renowned for its waterside restaurants, trendy bars, and bustling social scene. Ocean Terminal Shopping Centre is also within easy reach, offering high-street stores, a cinema, and a variety of eateries. Bonnington

is rich in green space, with several parks and public squares nearby. The Water of Leith runs through the area, and the scenic Water of Leith Walkway, stretching from Balerno to Leith, offers a peaceful route for walking and cycling. Excellent public transport links are available from nearby Leith Walk and Broughton Street, providing quick and convenient access to the city centre and surrounding areas.







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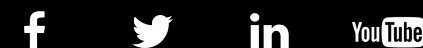
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Estate Agents and Solicitors



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