



Flat 10, 5 East Pilton Farm Crescent, Fettes, Edinburgh, EH5 2GF

Light & Spacious, Two Bedroom, Third Floor Flat with Balconies

Offers Over £199,995

Property Description

Light and spacious, two-bedroom, third-floor flat with private balconies to the front and rear, forming part of a modern, lift-served, factored apartment block. Set in a residential development in the popular Fettes district, to the northwest of Edinburgh city centre.

Comprises an entrance hall, living/dining room with open plan kitchen, master bedroom with an en-suite, a further double bedroom and a bathroom.

Features include modern stylish bathroom suites, a kitchen with appliances, uPVC double glazing and gas central heating. Further features include excellent integral storage space including wardrobes for each bedroom, neutral modern décor and flooring, and a secure entry system. Externally the property benefits from residents' and visitors' parking, and well-tended communal grounds.

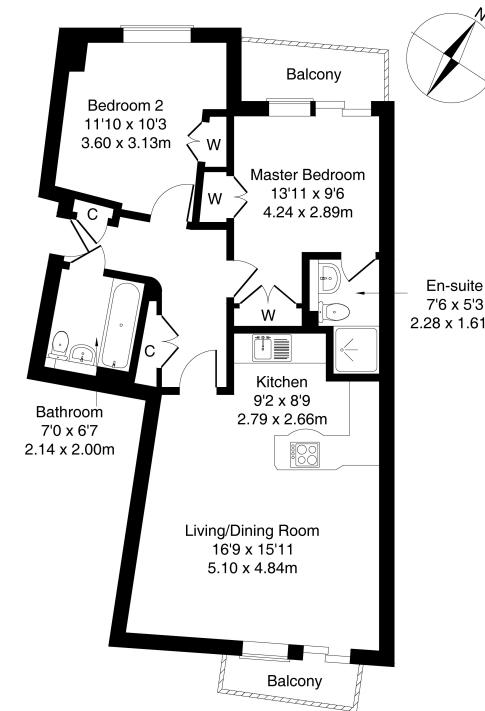
The entrance hall has laminate flooring, two storage cupboards, a secure entryphone and serves each room within the flat. To the front, with a private balcony, the living/dining room has laminate flooring and ample room for freestanding lounge and dining furniture.

Open plan to the living room, the kitchen is fitted with contemporary units, stone effect worktops and a stainless steel sink and drainer. Appliances include an integrated gas hob, electric oven, extractor canopy, fridge/freezer and dishwasher.

The master bedroom is set to the rear, and features a private balcony, a built-in wardrobe, carpeted flooring and a stylish en-suite shower room fitted with a two-piece suite and shower cubicle with a mains mixer shower. Whilst the second bedroom likewise has carpeted flooring and a built-in wardrobe. Completing the accommodation and set internally off the hall, the bathroom is fitted with a modern three-piece suite with tiled splashbacks.

A 360 Virtual Tour is available online.

Omoy[®] Flat 10, 5 East Pilton Farm Crescent, Edinburgh, EH5 2GF
REAL ESTATE
Estate Agents and Solicitors
Approximate Gross Internal Area: (689 sq ft - 64 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 Craigleath. Nearby Stockbridge is home to a wide variety of delicatessens, cafés, restaurants, butchers, and greengrocers, whilst both Craigleath Retail Park and

Ocean Terminal provide a range of high-street stores. Recreational options include cycle paths and walkways along the Water of Leith, 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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