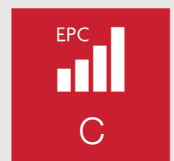
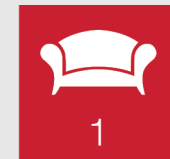




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Flat 14, 12,
East Pilton Farm
Crescent,
Fettes, Edinburgh, EH5 2GH





Summary

Forming part of a lift-serviced, modern development in sought-after Fettes, this sunny top-floor flat is sure to appeal to a wide range of buyers, including city professionals, first-time buyers, couples and rental investors. The spacious flat comprises two double bedrooms with built-in storage, a sunny balconied, open-plan living and dining kitchen with fitted cabinetry and quality countertops, and two modern bathrooms. Externally, East Pilton Farm Crescent is set in well-maintained shared gardens and offers private residents' parking. Extras: all fitted floor and window coverings, light fittings and kitchen appliances are included in the sale.

Factor: There is a factoring agreement in place with Hacking and Paterson. The monthly charge for this is approximately £120.

Features

- Top-floor apartment in a modern development
- Situated in sought-after Fettes
- Secure video-entry system and lift service
- Entrance hall with fitted storage
- Balconied, open-plan living/dining/kitchen with a sunny aspect
- Main bedroom with walk-in wardrobe
- Versatile wardrobed second bedroom
- Family bathroom with overhead shower
- Separate en-suite shower
- Private southeast-facing balcony with lovely views
- Well-kept communal grounds
- Residents' parking
- Gas central heating and double glazing



“A sunny two-bedroom, two-bathroom top-floor flat with an open-plan living and dining kitchen with a southeast-facing balcony boasting expansive views.”



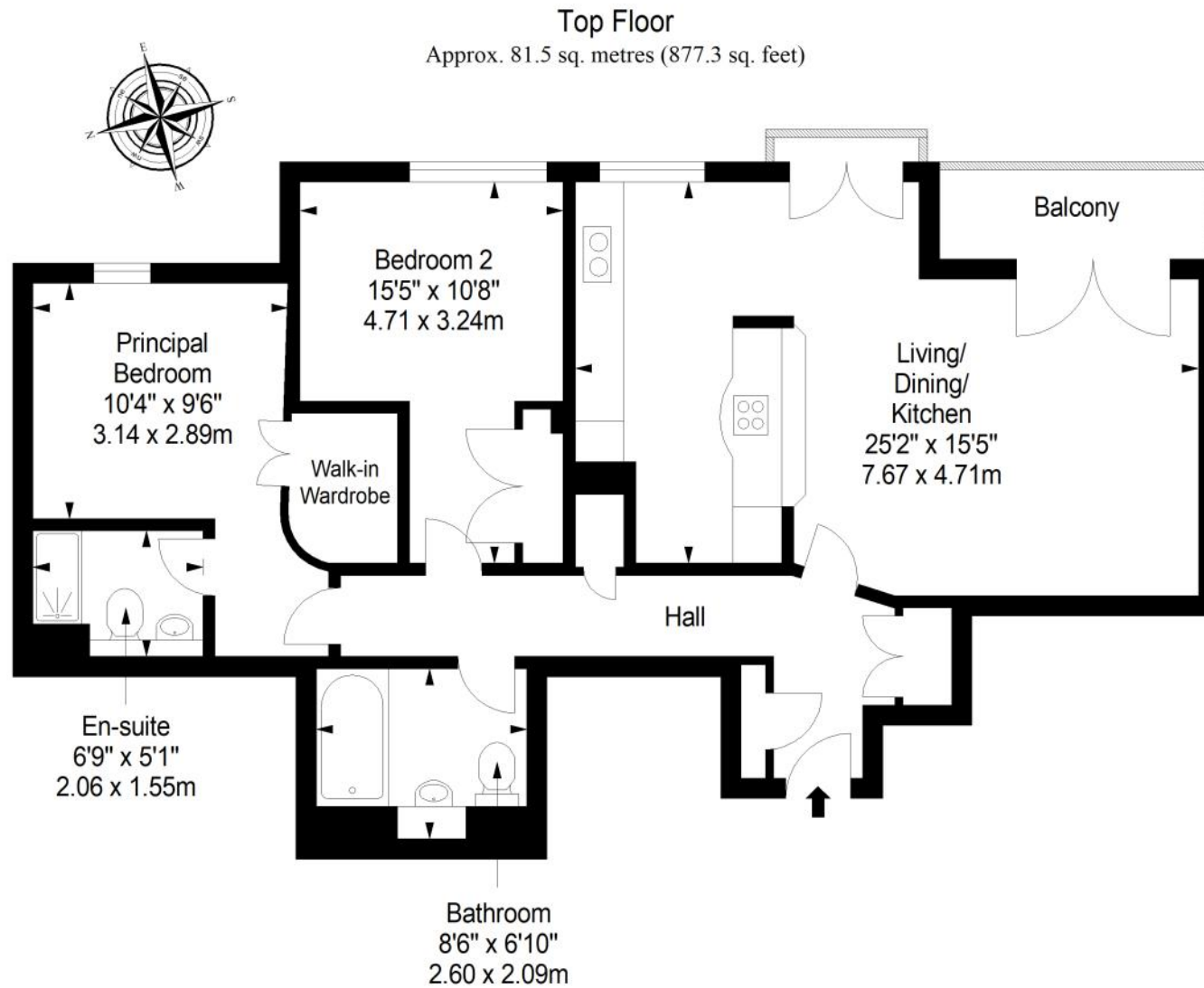




“This spacious and sun-filled top-floor flat comes with lovely canopy views, well-kept shared grounds, and ample residents’ parking.”



Floorplan



Total area: approx. 81.5 sq. metres (877.3 sq. feet)



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