



11 East Pilton Farm Wynd, Edinburgh, EH5 2GJ

Spacious, Three-Bedroom, Modern Mid-Terrace, Townhouse, with Garden, 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 modern and maintained residential development in the desirable Fettes area, north of Edinburgh centre.

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

Ready-to-move-in - highlights include a quality fitted kitchen with a full range of integrated appliances and real-wood worktops, and stylish bathroom suites. Further features include gas central heating, double glazing, contemporary flooring, multiple TV points, a balcony for the master bedroom, and superb integrated storage.

Externally, the property benefits from an enclosed garden to the rear with a spiral staircase to a first-floor roof terrace. The development also offers unrestricted residents' parking and visitors' spaces, and well-maintained communal grounds including a children's playground.

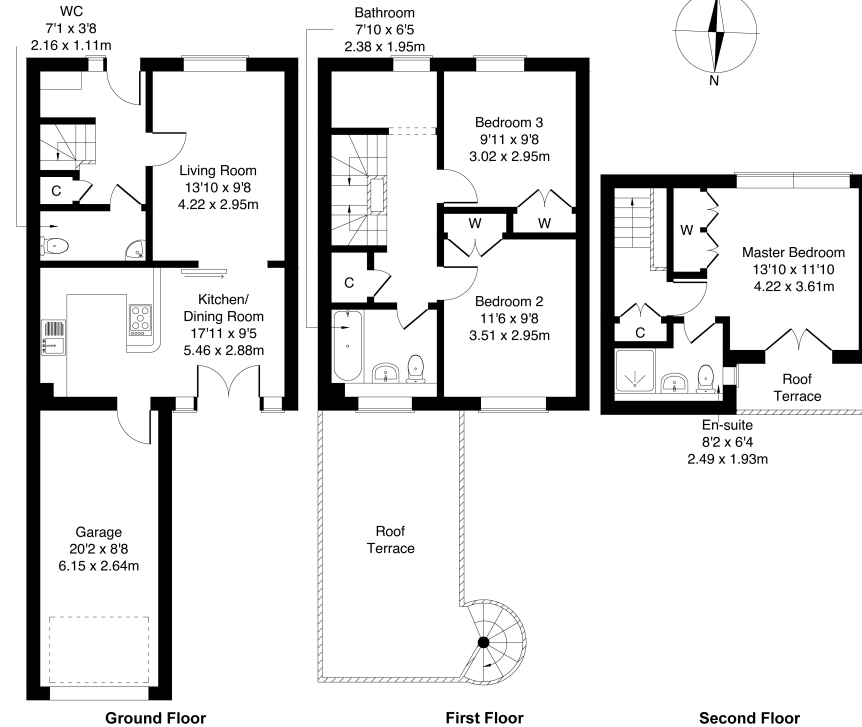
A welcoming entrance hall has ample space for storage and outerwear, together with access to the stairway, lounge and the WC with a two-piece suite. Modern flooring continues from the hall into a spacious, semi-open-plan ground floor featuring a retractable door offering a flexible partitioned lounge and kitchen/dining area. Rear-facing, the flexible dining/kitchen features French patio doors to the rear garden, and an internal door to the generous garage with power and lighting. A quality fitted kitchen includes real-wood worktops and a breakfast bar with a tiled surround, unit downlighting, and recessed ceiling spotlighting. Integrated appliances include a dishwasher, washing machine, fridge/freezer, microwave, wine cooler, double oven, and a gas hob with an extractor fan above.

On the first floor, the carpeted hall gives access to two well-proportioned double bedrooms with built-in wardrobes; whilst a stylish fully tiled family bathroom has a three-piece suite including a shower above the bath. On the second floor, a carpeted landing features a built-in store cupboard and opens to a dual-aspect master bedroom featuring built-in wardrobes, a TV point, and a private balcony terrace. Completing the accommodation, a fully-tiled en-suite shower room includes an integrated cubicle and a shaver point.



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Approximate Gross Internal Area: (1281 sq ft - 119 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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