

12/3 East Pilton Farm Crescent, Fettes Edinburgh, EH5 2GH

OFFERS OVER £220,000



drummondmiller



- Large ground floor flat in excellent condition
- Open-plan living/dining room with separate kitchen
- 2 double bedrooms, en suite shower room and bathroom
- Double glazing and gas central heating
- Entry system and factor
- Communal grounds, bike store and private parking
- 10 minutes from The Shore and Leith Links
- EPC B

Description

Extremely spacious and well designed, this ground floor flat (83 sqm) boasts many attractive features including the luxury of an en suite shower room and French doors opening onto its own private terrace. A sizeable hallway provides above average built-in storage. The combined living/dining room is an attractive and particularly sociable area of open plan design which gives access into the fully fitted kitchen. Its principal bedroom provides fitted wardrobes plus an en suite shower facility. The second bedroom is also a good double (with fitted wardrobes) and the bathroom is generous in size. The flat is perfect for first time buyers, young professionals or investors alike seeking an attractive home in true 'move-in' condition.





Central Heating and Double Glazing

Modern gas heating is complemented by UPVC double glazing.

Grounds and Parking

The flat has a private terrace and there is also communal grounds and private parking for residents.

Managing Agent

The development is managed by Hacking & Paterson and has an approximate factoring fee of £120 per month which includes buildings insurance.

Location

Fettes is one of the most popular areas in Edinburgh being surrounded by green open space yet still within walking distance of the city centre. It is also served by a number of frequent bus services which run into the city centre and beyond. There are excellent local amenities in nearby Stockbridge including convenience shops, fashionable bars and restaurants and quaint coffee shops. The area is also well served by supermarkets and Craigleith Retail Park, all of which are within a short drive. The recreational spaces of The Royal Botanic Gardens and Inverleith Park are close by and there are leisure facilities at the local Westwood Health Club. Pleasant walks can also be enjoyed along the nearby Water of Leith pathways.

Extras

The sale price includes all the integrated oven, hob, hood, dishwasher, fridge/freezer, washing machine, fitted carpets and blinds.

Home Report

The property has been valued by surveyors at £230,000 and a link to the Home Report is available direct from the ESPC web site.

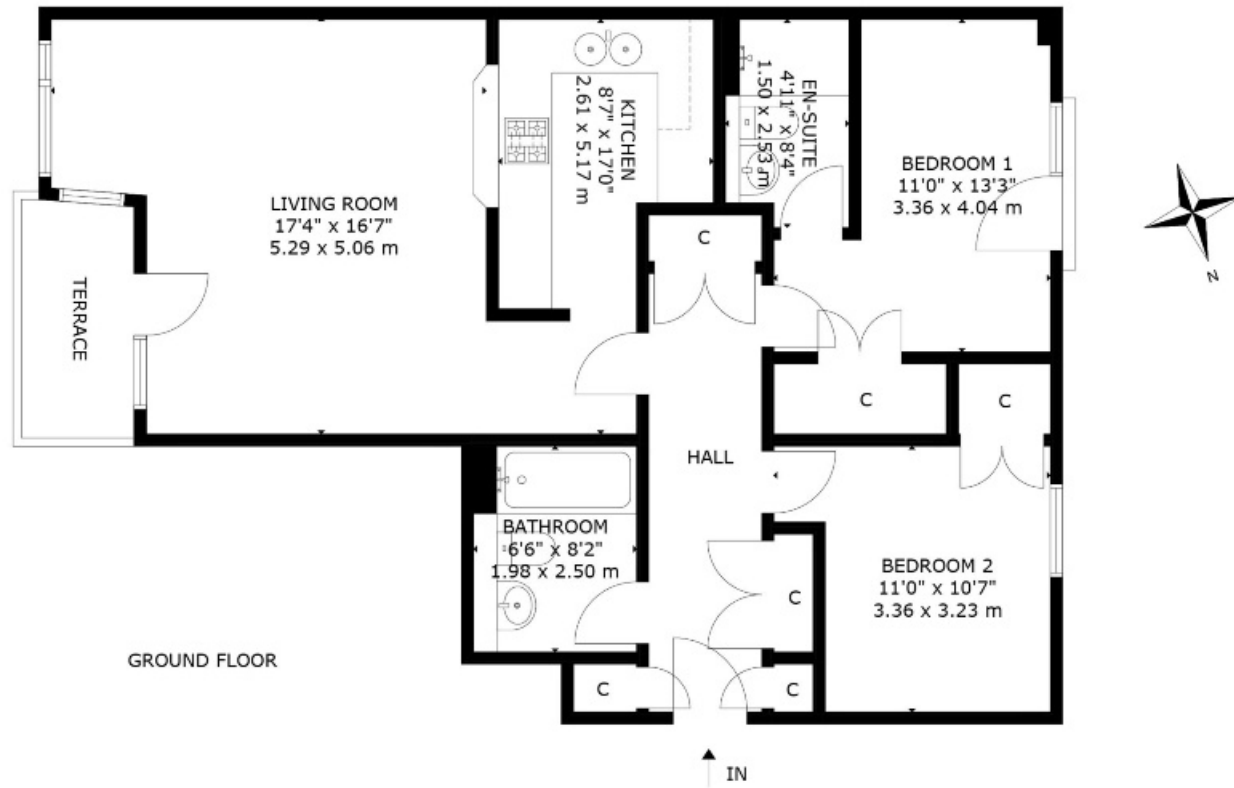
Council Tax, Energy Performance Certificate and EWS1

The property lies in Council tax Band E and has a B-rated EPC. An EWS1 form has been obtained and can be found at the back of the HR.

Viewing

Telephone Agents 0131 229 3399 (0759 5820611 out with office hours) to view.





12/3 EAST PILTON FARM CRESCENT, EDINBURGH, EH5 2GH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 868 SQ FT / 81 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.

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