



GILSON GRAY

LAW • PROPERTY • FINANCE

2/7 EAST PILTON FARM RIGG

Pilton, Edinburgh, EH5 2GD



This modern first-floor flat is set within a peaceful community offering residents' parking, close to open green spaces, city bus links, and major road connections to the Forth Road Bridge and Central Belt motorways. The airy neutral interiors feature two double bedrooms with storage, a principal en-suite shower room, a bathroom, and a generous light-filled reception room open to an integrated kitchen. The reception room leads onto a seating balcony enjoying a south-facing position and leafy vistas. The property benefits from a recently installed boiler.

Extras: All fitted floor and window coverings and light fittings are included. No warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

FEATURES

- Quiet development in well-kept grounds
- First-floor flat with neutral décor
- Secure entry system and communal stairwell
- Airy entrance hall with storage
- Bright and spacious living/dining room, open to:
- Stylish integrated kitchen
- Two double bedrooms with storage
- Principal en-suite shower room
- Three-piece bathroom
- Private south-facing seating balcony
- Residents' on-site parking
- Gas central heating and double-glazing







"SOCIAL OPEN-PLAN LIVING,
MULTIPLE WASHROOMS, A
SUNTRAP SEATING
BALCONY, AND HANDY ON-
SITE PARKING."





EPC RATING:

B

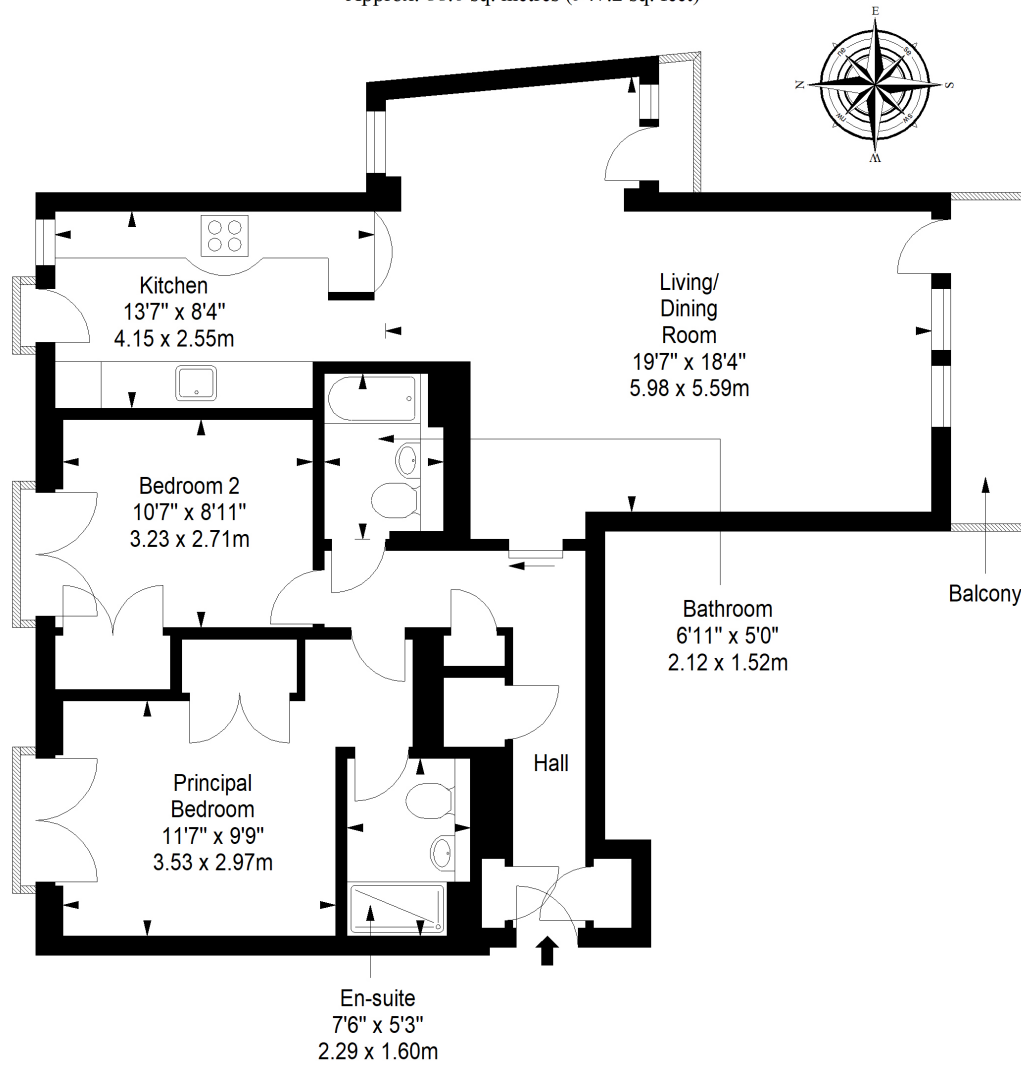
COUNCIL TAX BAND:

E

VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

First Floor

Approx. 88.0 sq. metres (947.2 sq. feet)



Total area: approx. 88.0 sq. metres (947.2 sq. feet)



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



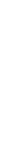
EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

2 West Marketgait
DD1 1QN
01382 201 000



BORDERS

01890 880 008



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