



# 1/14 EAST PILTON FARM CROSSWAY

Fettes, Edinburgh, EH5 2QG



1

Public Room



1

Bedrooms



1

Bathroom



## 1/14 EAST PILTON FARM CROSSWAY

Well-presented with neutral décor and modern fixtures and fittings, this sunny second-floor flat forms part of an established modern development in desirable Fettes, representing an ideally proportioned home for first-time buyers, professionals, couples, and rental investors alike. The development is accompanied by beautifully maintained shared gardens and private residents' parking.

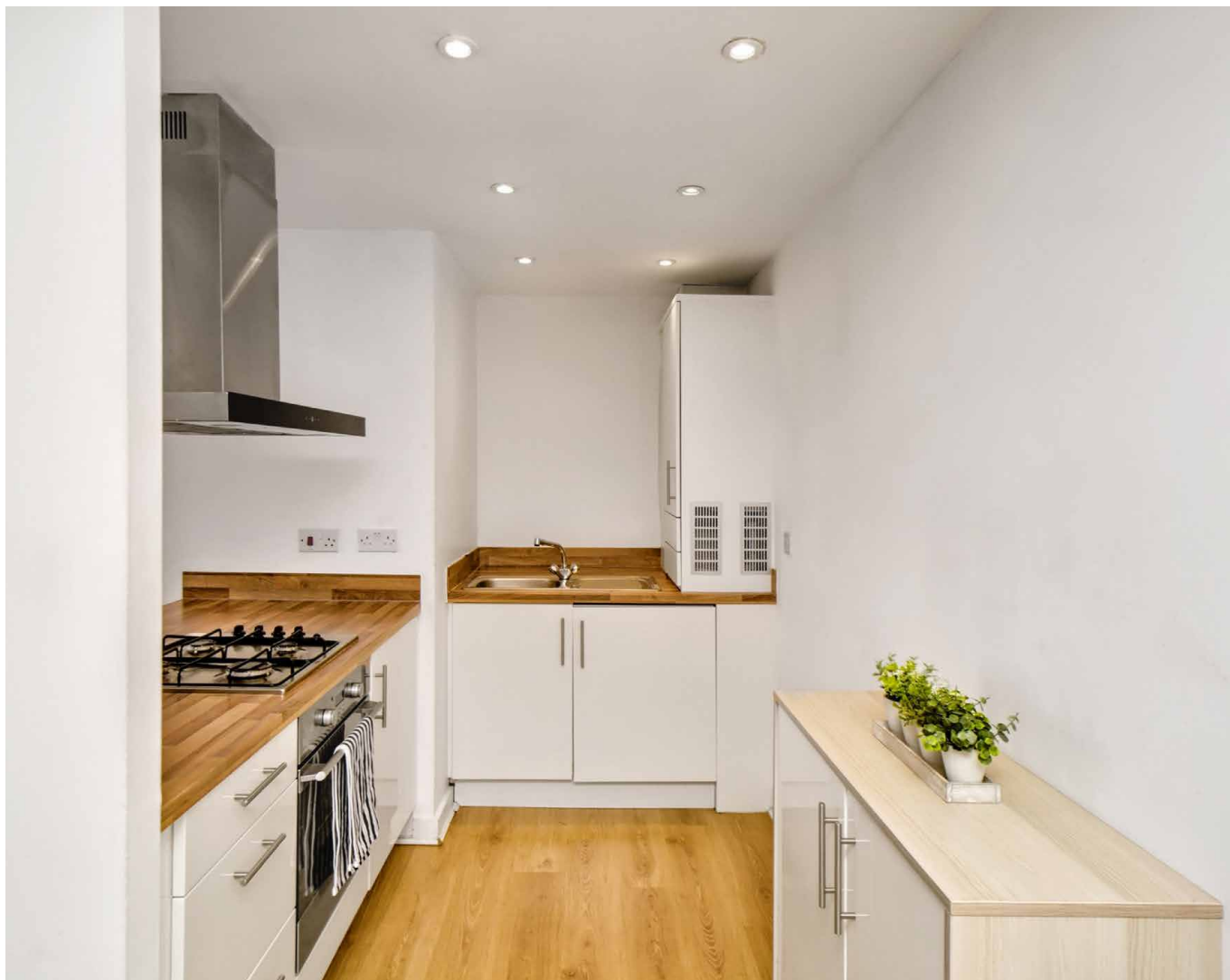
The immediate area is home to excellent amenities, such as shops (including a major supermarket just a few minutes' walk away), other everyday essentials, transport links, as well as a leisure centre across the road and choice of green spaces within a few minutes walk. Furthermore, the very heart of the city centre is under three miles away.

Factor: The development is factored by Hacking and Paterson, at a monthly cost of £100









B

EPC  
RATING

D

COUNCIL  
TAX BAND

## VIEWING

By appointment only  
with Gilson Gray on  
**0131 516 5366**

## Features

- Second-floor flat in Fettes
- Well-presented, modern interiors
- Secure shared entrance and lift
- Open hall area with storage cupboard
- West-facing open-plan kitchen, living, and dining room
- Good-sized double bedroom with built-in wardrobe
- Attractive shower room
- Well-maintained shared gardens
- Private residents' parking









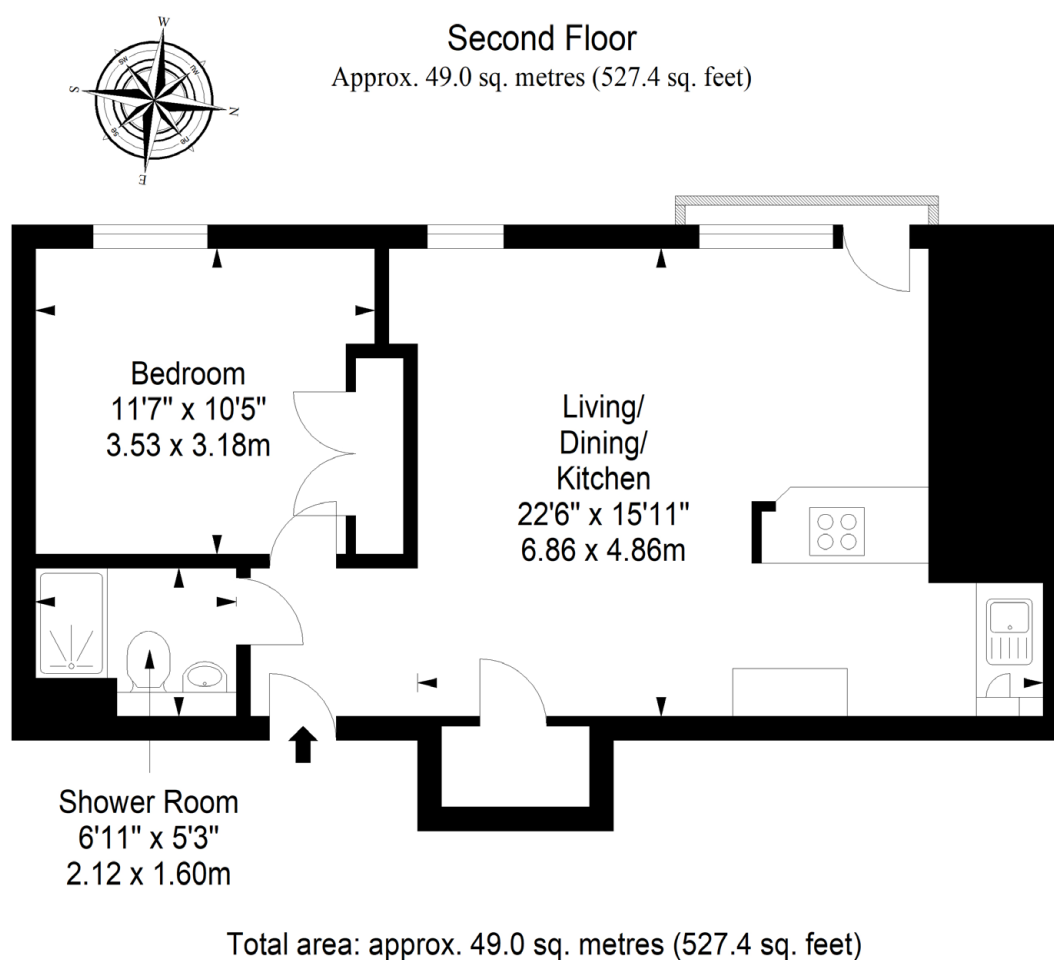


Extras: Integrated kitchen appliances comprising an oven, gas hob, extractor hood, and fridge will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.



# FETTES

Lying a short distance north of the city centre is the leafy and exclusive suburb of Fettes; superbly located for easy access to some of the capital's finest green spaces, shopping areas and renowned cultural venues. Neighbouring the charming suburb of Stockbridge, with its lovely village feel, Fettes is within walking distance of a great selection of independent shops, cafes, and award-winning pubs and restaurants. The area is equally well placed for convenient supermarket shopping, whilst nearby Craighleith Retail Park is home to a number of high-street outlets. For cultural attractions, The Scottish National Gallery of Modern Art, with its world-class exhibitions and collections at Modern One and Modern Two, is just a short stroll away from Fettes, while beautiful Inverleith Park, the Royal Botanic Garden Edinburgh, the Water of Leith Walkway are all easily accessible. Residents of Fettes also have a wealth of indoor sport and fitness facilities right on their doorstep. The area is served by excellent transport links into the city, and further afield, and also offers convenient access to Edinburgh City Bypass and the M8/M9 motorway network.



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