



49 East Pilton Farm Wynd, Edinburgh, EH5 2GL

Well-presented and spacious four-bedroom mid-terraced house with private patio, balcony and parking

URQUHARTS
EDINBURGH



DESCRIPTION

49 East Pilton Farm Wynd is a well-presented and spacious four-bedroom mid-terraced house, forming part of a modern development with private rear patio, balcony and residents parking. Situated in the popular Fettes area, the location is superb with excellent local amenities and is a convenient distance from the city centre & surrounding areas.

Entrance hall; modern fitted kitchen / dining room with wall & base units, integrated appliances and direct access to the rear private patio and communal garden; two good-sized double bedrooms, one with patio doors to the rear and both with built in wardrobes; and a shower room. On the upper level, bright generously sized sitting room with patio doors to the balcony overlooking the front; master bedroom with two built-in wardrobes and en-suite bathroom; and a further double bedroom with built-in wardrobe.

ACCOMMODATION

Entrance hall. Sitting room. Kitchen / Dining room. Four double bedrooms (one en-suite bathroom). Shower room.

Gas central heating. Double glazing. Well-maintained communal grounds. Private unallocated residents parking. The development is factored by Hacking and Paterson and there is an approx. monthly fee of £20.



LOCATION

East Pilton Farm Wynd is an exclusive landscaped development situated in the popular residential area of Fettes. The area is well served by supermarkets with a Morrison's on Ferry Road, a Waitrose in Comely Bank and a Sainsbury's at Craighleith, all of which are within a short walk or drive. Stockbridge and neighbouring Comely Bank is only a short distance away and offers a selection of bars, boutiques, cafes, and independent shops. The recreational spaces of The Royal Botanic Garden and Inverleith Park are close by and there are leisure facilities at the local Ainslie Park Leisure centre, Urban Village and Westwood Health Club. Pleasant walks can also be enjoyed along the nearby Water of Leith pathways. Excellent schooling is available in both the public and private sectors including the well-regarded Edinburgh Academy & Fettes College. Easy access to the nearby



A902 Ferry Road provides links to the City Bypass and major motorway networks, west towards Edinburgh Airport and the Forth Road Bridge/Queensferry Crossing, and east towards East Lothian, the countryside, beaches and golf courses and the A1.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

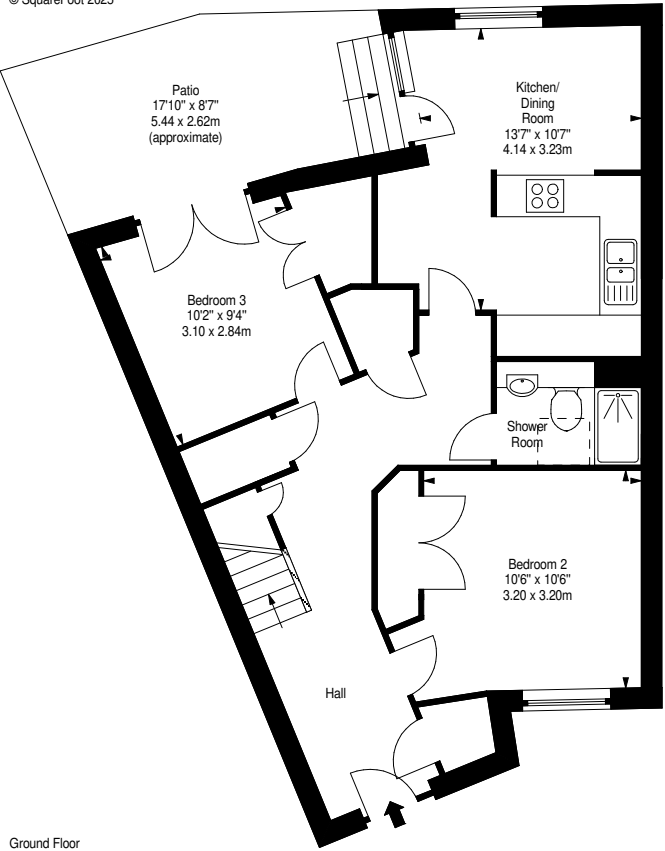
The property has a Council Tax Band **F**
The property has an Energy Rating Category **C**
Tenure Freehold



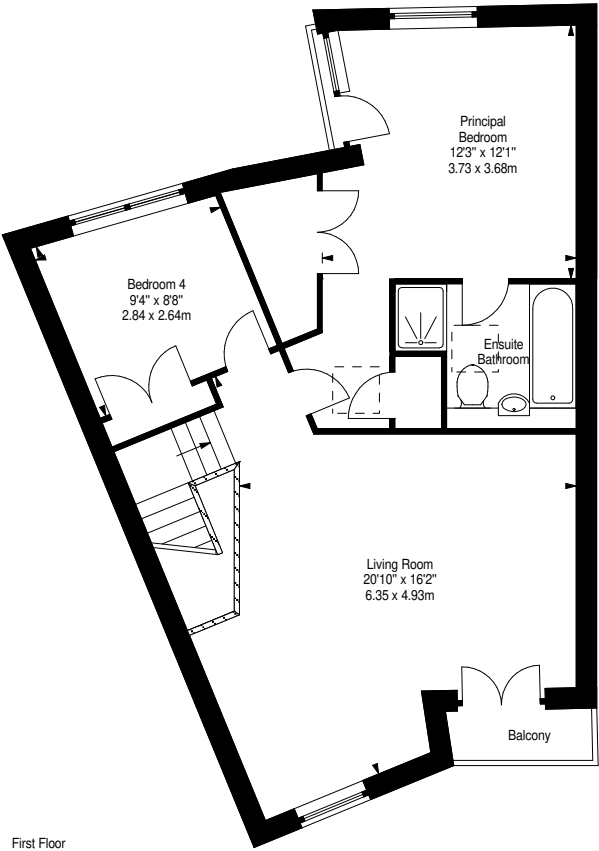
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Midlothian, EH5 2GL



Approx. Gross Internal Area
1334 Sq Ft - 123.93 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor



NOTES
1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.
3. All measurements are approximate and any plans are for guidance only and are not guaranteed.
4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.
6. These particulars are not intended to nor will they form part of any contract.
7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.