



3/2 East Pilton Farm Place

Pilton, Edinburgh, EH5 2QL


northwood



Welcome to a two-bedroom ground-floor flat that is presented in true walk-in condition, enjoying a blank canvas of décor and modern fixtures and fittings throughout. The city home further boasts sociable open-plan living, as well as a private balcony, two bathrooms, and excellent storage. It forms part of a sought-after modern development that provides residents' parking and a fantastic location in popular Pilton. Set within easy reach of amenities, green spaces, schools, and transport links, it represents a highly desirable opportunity for a wide variety of buyers.

The flat is reached via a secure communal entrance, the front door opening into a welcoming hall that offers built-in storage and a lovely first impression. To the right is the open-plan kitchen, living, and dining room which continues the appealing décor of neutral tones and plush carpeting – the perfect look for new buyers. Here, there is plenty of space for both lounge furniture and a table and chairs. Furthermore, this reception area extends outwards onto a private balcony that enjoys a south-facing aspect, capturing lots of daily sun. Meanwhile, the kitchen is neatly zoned, providing a fantastic selection of wood-toned cabinets and generous worksurface space in stone effect. The modern look is enhanced even further by a full suite of integrated appliances, including a gas hob, statement extractor, raised oven, fridge/freezer, dishwasher, and washing machine.

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- Ground-floor flat in true walk-in condition
 - Excellent location in popular Pilton
 - Part of a sought-after modern development
 - Crisp neutral interiors throughout
 - Welcoming hall with built-in storage
 - Open-plan kitchen/living/dining room
 - Modern kitchen with integrated appliances
 - Private balcony with south-facing aspect
 - Principal suite with built-in wardrobes
 - Second double bedroom with storage
 - Quality en-suite shower room
 - Family bathroom with over-bath shower
 - Well-maintained communal garden grounds
 - Ample residents' parking
 - Gas central heating and double glazing
 - EPC Rating - C

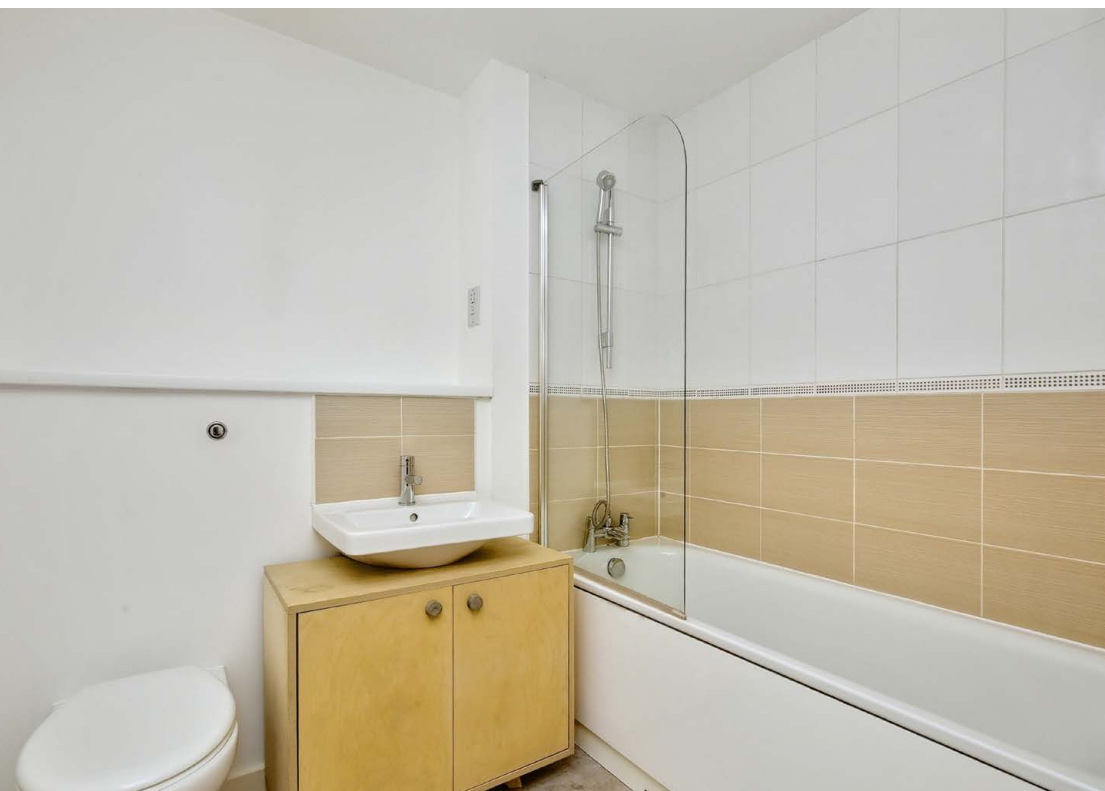




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On the opposite side of the hall, the two double bedrooms both echo the living area. They are comfortable and both enjoy a light and airy ambience. The principal suite has the advantage of a built-in wardrobe and a quality three-piece en-suite shower room, whilst the second bedroom has built-in storage. A three-piece family bathroom completes the interiors, incorporating a hidden-cistern toilet, a storage-set washbasin, and a bathtub with an over-bath shower. Gas central heating and double glazing ensure year-round comfort and efficiency.

Outside, the development provides ample residents' parking and well-maintained communal garden grounds.

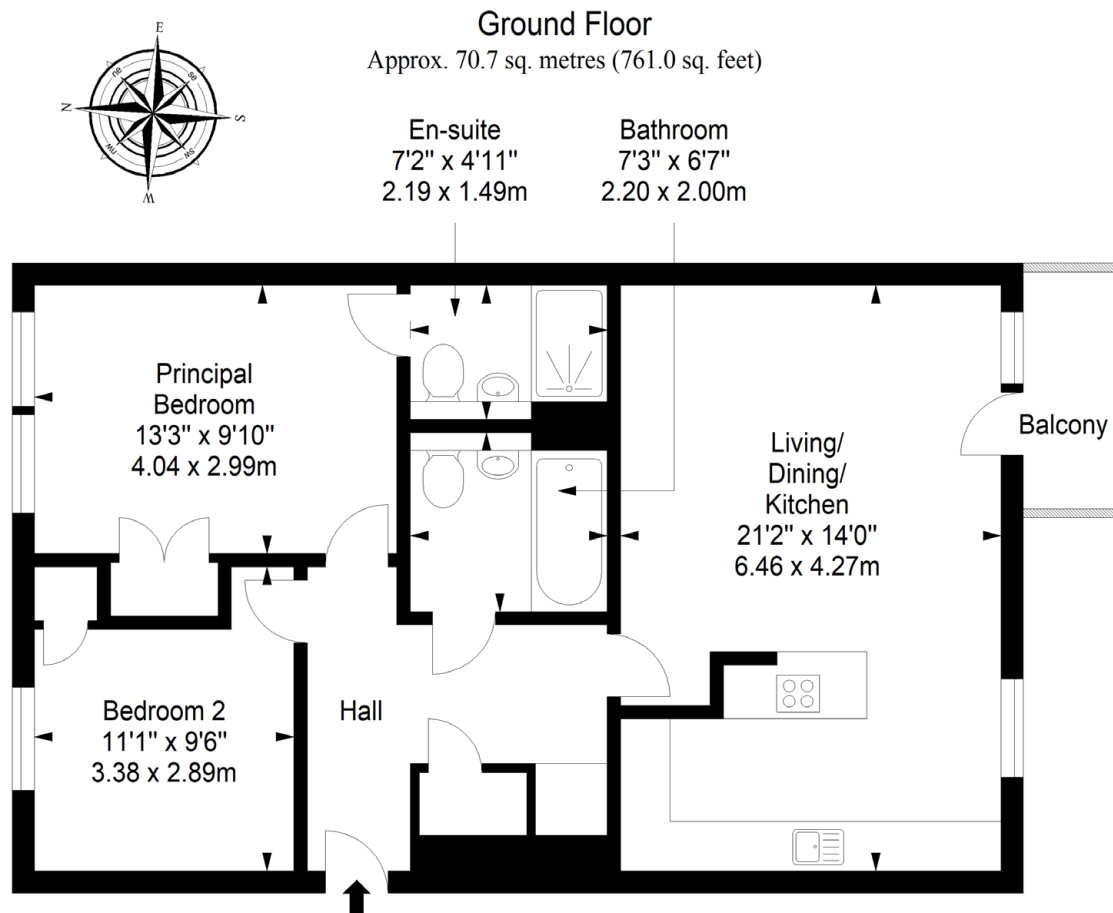
Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale.

Factor: the development is factored by Hacking & Paterson for the approximate fee of £120 per month. This cost includes the upkeep of communal areas, garden maintenance, and block buildings insurance.



Lying just 3 miles from the centre of the capital, the popular residential area of Pilton enjoys excellent transport links into the city, with regular bus services day and night and numerous scenic cycle paths. Surrounded by delightful green spaces, the area is in easy reach of Inverleith Park and the Royal Botanic Gardens, as well as Newhaven's historic harbour, perfect for pleasant seafront walks. For indoor exercise facilities in easy walking distance, Ainslie Park Leisure Centre is well-equipped with a gym, a swimming pool, a sports hall, a sauna and a café. Also, easily reached by foot is a large Morrison's superstore, whilst more extensive shopping amenities can be found at nearby Craighleith Retail Park, with its wide array of retail outlets. Pilton is also well-placed for travelling further afield, with the motorway network and Edinburgh Airport both easily accessible. Good local schooling options are available from nursery to secondary level, in both the private and public sectors, with tertiary education also easily accessible.

Floorplan



Total area: approx. 70.7 sq. metres (761.0 sq. feet)



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