



9/10 East Pilton Farm Avenue

Fettes, Edinburgh, EH5 2QW



VMH ESTATE AGENTS



Bright & stylish 2 bedroom third floor flat with south- facing balcony & wonderful views over the Firth of Forth

- Open plan kitchen/sitting/dining room
- South-facing sheltered balcony
- Principal bedroom with en-suite
- Double bedroom 2 - built-in wardrobes
- Bathroom
- Wonderful views over the Firth of Forth
- Popular & convenient location
- Lift & secure entryphone
- Unallocated residents' parking
- Gas central heating & double glazing



Offers Over: £245,000

EPC Rating: B

Council Tax: E

Tenure: Freehold

Further information can be found in the home report.

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About the Property

With fabulous views across the Firth of Forth to Fife, this superb 2 bedroom third floor flat offers bright and tastefully presented accommodation throughout. The property forms part of a popular modern development that lies within walking distance of Inverleith Park and Stockbridge as well as having direct access onto the Edinburgh Cycle Path.

The stylish interior is well proportioned and in addition to the views from the rear of the property there is a lovely south-facing balcony to the front. The development is set within beautifully maintained shared grounds with plentiful unallocated parking, short drive away.

Management

The development is factored and maintained by Hacking & Paterson with an approximate monthly fee of £160 to include stair cleaning, lift and ground maintenance and block buildings insurance.

Extras

All fitted floor coverings, blinds, light fittings, hob, oven, extractor hood, fridge/freezer, dishwasher and washer/dryer are included in the sale price. Some items of furniture may be included in the sale price or by separate negotiation.

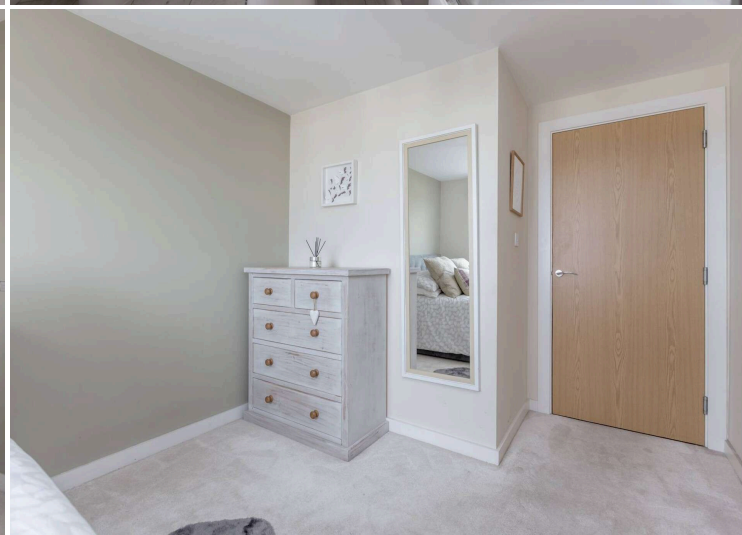
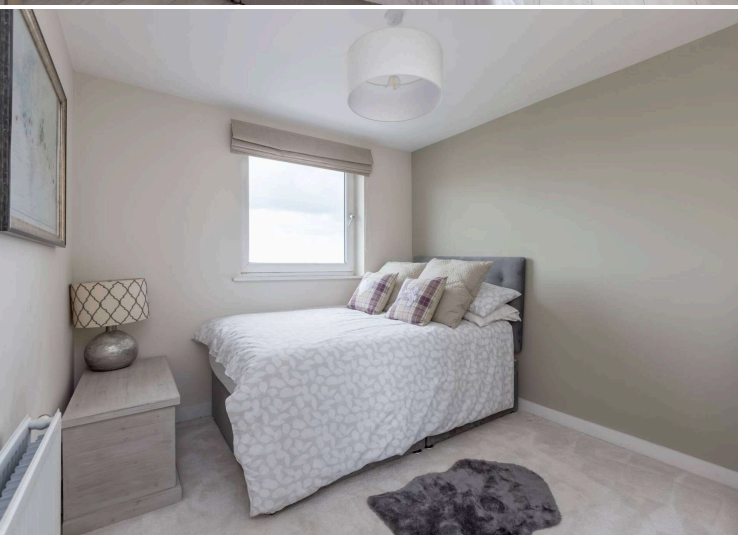






Location

North Fettes is one of the most popular areas in Edinburgh being surrounded by green open space yet still within easy reach 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 with a Morrisons supermarket on Ferry Road and Ainslie Park Leisure Centre within close walking distance and nearby Stockbridge offers a variety of amenities including convenience shops, fashionable bars and restaurants and quaint coffee shops. Craigleith Retail Park is only a short drive away. The recreational spaces of The Royal Botanic Gardens and Inverleith Park are close by and pleasant walks can also be enjoyed along the nearby Water of Leith pathways.



9 Flat 10 East Pilton Farm Avenue, Edinburgh, Midlothian, EH5 2QW



Flat - Approx. Gross Internal Area - 761 Sq Ft - 70.70 Sq M

For identification only. Not to scale. © SquareFoot 2025





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