

# 62 East Pilton Farm Wynd

EDINBURGH, EH5 2GL



*THREE BEDROOM TOWNHOUSE WITH ROOFTOP  
TERRACE AND VIEWS OVER THE FORTH*



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Introducing a captivating 3-bedroom townhouse nestled in the serene enclave of East Pilton Farm Wynd, Edinburgh. Set in a tranquil residential area boasting minimal traffic and breathtaking vistas across the Forth to Fife, this residence offers a harmonious blend of comfort, style, and functionality.



Step inside through the inviting front door to discover a welcoming entrance hallway. To your right, the spacious living room awaits, bathed in natural light from dual aspects, creating an airy ambience that enhances relaxation and entertainment.







Continuing through the living room, you'll be greeted by the inviting open-plan kitchen/diner. The modern kitchen is equipped with essential amenities including an electric hob, integrated oven, and generous worktop space, facilitating effortless meal preparation and dining experiences.











Double doors lead from the kitchen to the rear garden and roof terrace, extending the living space outdoors, perfect for al fresco gatherings. In this space, you will find an array of plants, including rhododendrons and other big plants, which can remain. Additionally, convenient access to the garage adds practicality to daily living.







Conveniently tucked under the stairs, a well-appointed WC. awaits, providing added convenience and functionality to the ground floor.







Ascending the stairs, the first floor unveils two generously proportioned double bedrooms, each boasting integrated wardrobe space, offering ample storage solutions. A sleek three-piece bathroom suite completes this level, providing comfort and convenience for residents and guests alike.







**Bedroom 3**







## The Bathroom









Ascend to the top floor to discover the pièce de résistance – the principal bedroom. Sit back and enjoy the views from large windows that flood the room with natural light. Step out onto the balcony and find a space perfect for morning coffee or evening relaxation. Ample integrated storage, including large wardrobes and eaves storage, ensures practicality without compromising on style or space.







Approximate Dimensions

(Taken from the widest point)

Lounge	4.10m (13'6") x 2.95m (9'8")	En-suite	2.40m (7'11") x 1.93m (6'4")
Kitchen/Diner	5.47m (18') x 2.98m (9'9")	WC	2.43m (8') x 0.97m (3'2")
Bedroom 1	4.23m (13'11") x 3.71m (12'2")	Garage	6.16m (20'3") x 2.65m (8'8")
Bedroom 2	3.51m (11'6") x 2.97m (9'9")	Gross internal floor area (m <sup>2</sup> ):	109m <sup>2</sup>
Bedroom 3	2.97m (9'9") x 2.96m (9'9")	EPC Rating:	B
Bathroom	2.40m (7'10") x 1.99m (6'6")		











Outside, residents are treated to impeccably maintained communal grounds. Unallocated off-street parking adds convenience for residents and visitors alike. The development benefits from a cycle path to allow and safe access to the city centre without the use of a car.

With its idyllic location, versatile living spaces, and panoramic views, this exceptional townhouse presents an unparalleled opportunity to experience contemporary living at its finest in the heart of Edinburgh's East Pilton Farm Wynd.





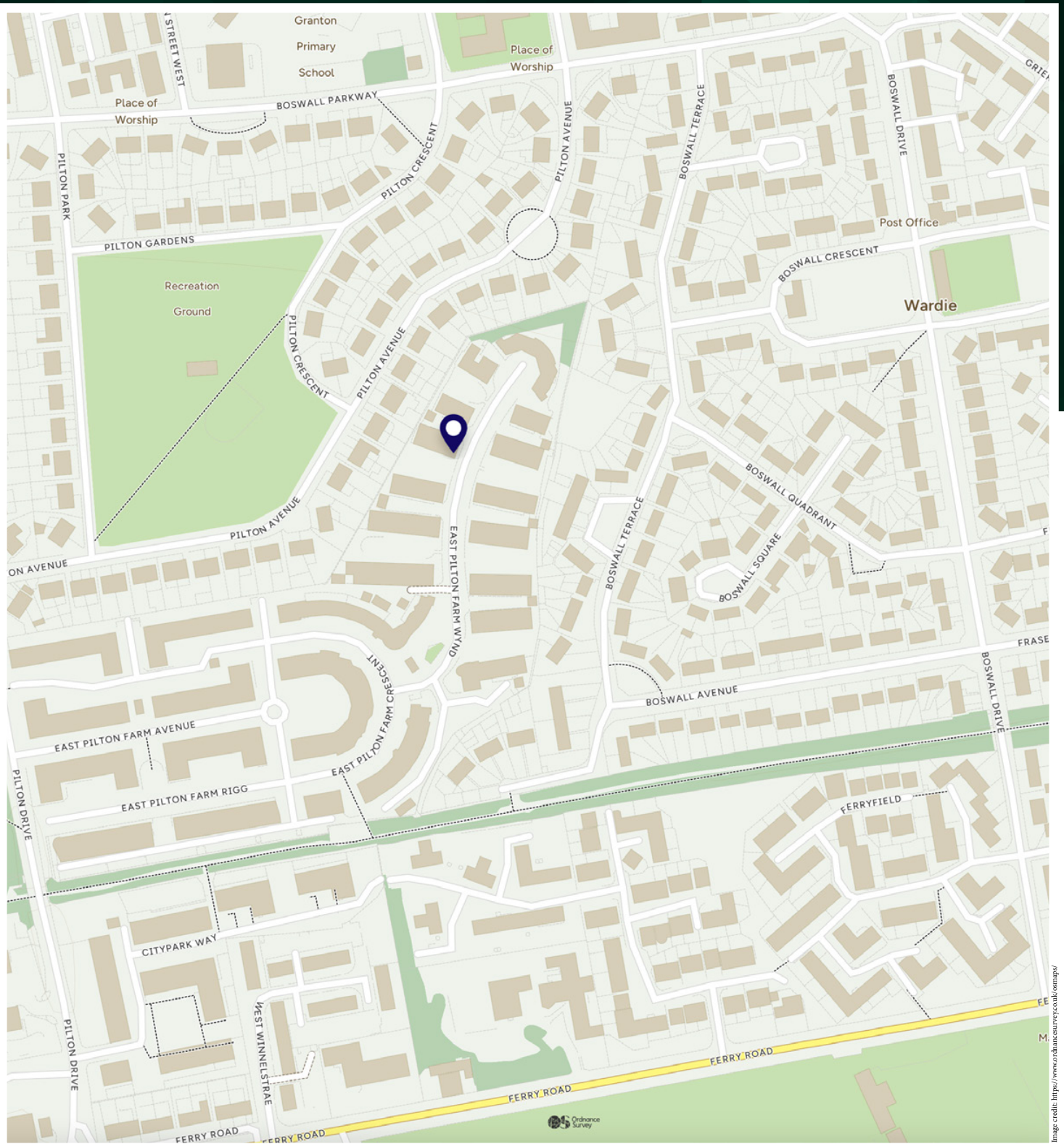


The property is located in the North Fettes area of Edinburgh, which lies in a North Western district of the city. The property is ideally placed for shopping, transport, educational and recreational facilities. Local shopping is within walking distance in Stockbridge where you have Waitrose supermarket, but for those whose needs are greater, a wider range of shops can be found at the city centre, which, as previously mentioned, is only a short bus or car journey away. The nearby Village Hotel is a stylish hotel with pool, gym, pub/grill and Starbucks all on-site, and is a ten minute walk from the property.

Local state and private schools are within walking distance, as are many fine recreational facilities within the area. The Ainslie Park Recreational Centre, having sports facilities and a swimming pool, is a prime example. There is an excellent bus service close to hand, which will take you the short 10 minute journey into the city centre.

## The Location





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