

# Flat 8, 1 East Pilton Farm Wynd

EDINBURGH, EH5 2GJ



SPACIOUS TWO BEDROOM TOP FLOOR FLAT IN  
THIS POPULAR EAST PILTON FARM DEVELOPMENT



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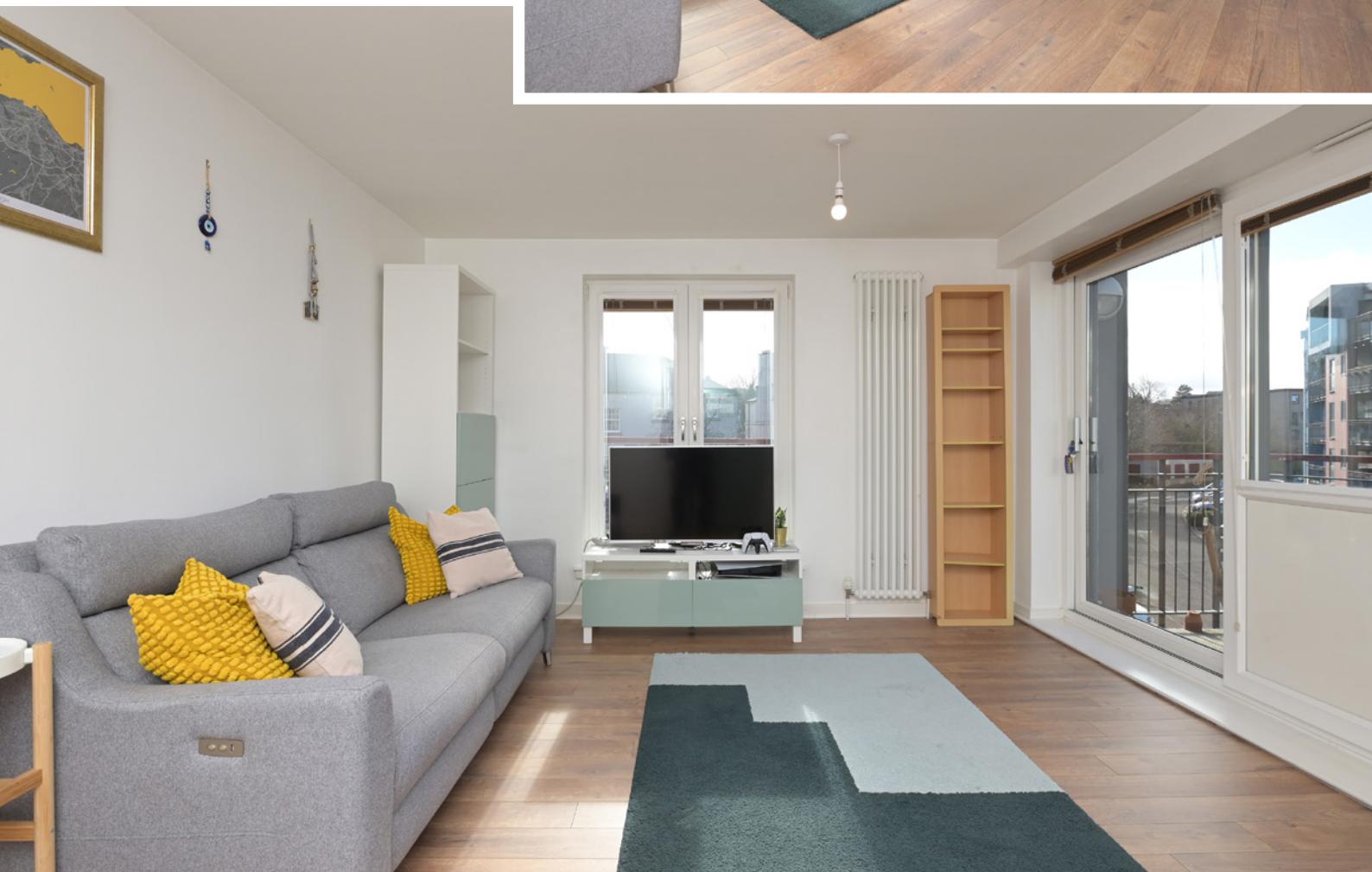


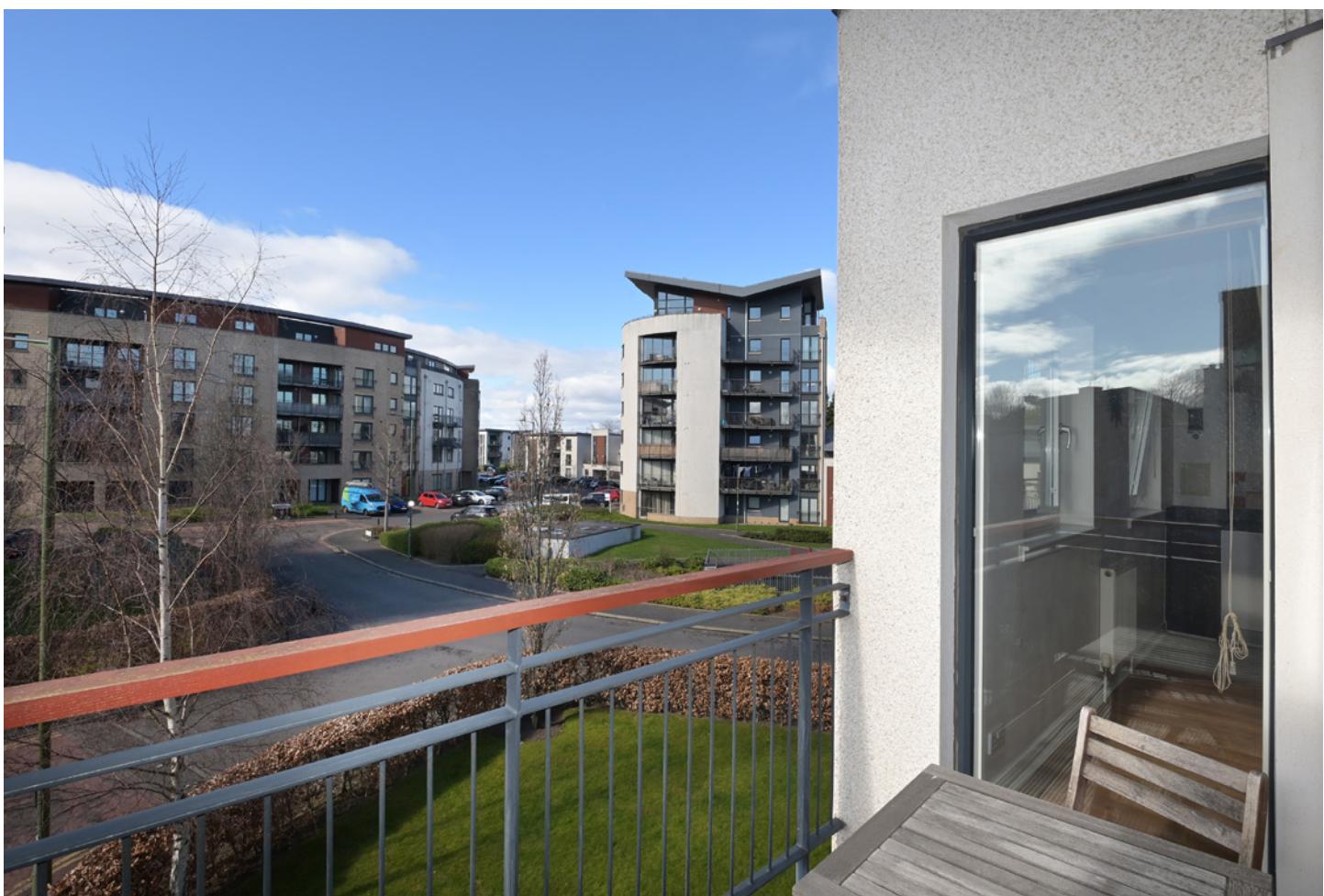
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McEwan Fraser Legal is delighted to present this two-bedroom, generously proportioned flat, nearby the city centre of Edinburgh.

Inside, the property comprises a fully equipped kitchen situated in this open-plan living room, offering various possibilities with furniture arrangements. From the living area, there is access to the private balcony. The kitchen is equipped with hob, fan oven integrated white goods.









There are two double bedrooms in the property and the master bedroom has an en-suite whilst both benefit from integrated storage.





## Bedroom 2

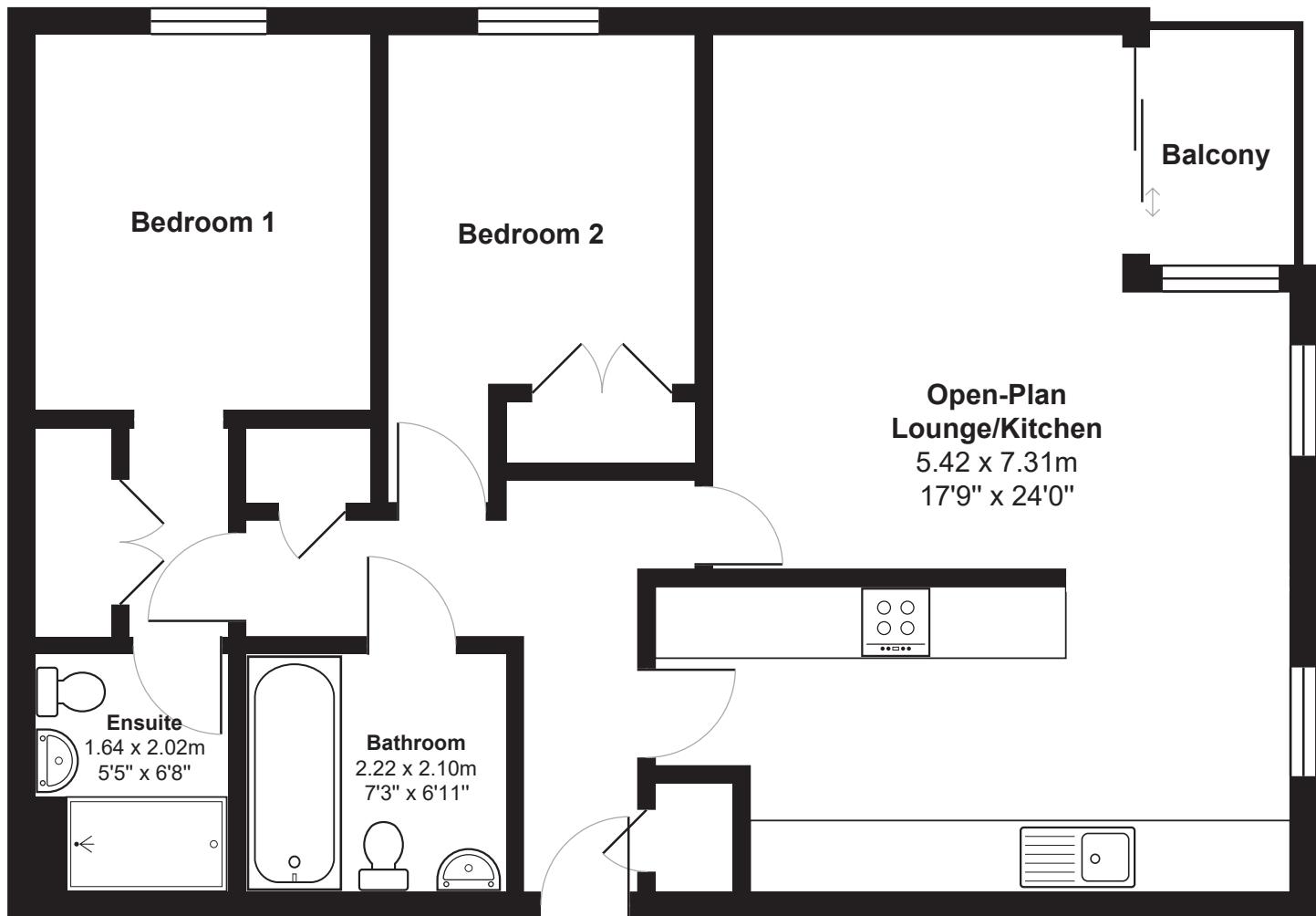


THIS IMAGE HAS BEEN VIRTUALLY STAGED



The flat has one main family bathroom and a separate en-suite shower room, both of which are modern and clean.





Gross internal floor area (m<sup>2</sup>): 76m<sup>2</sup>

EPC Rating: C

## Floor Plan



In addition to this, the flat has double-glazed windows, gas central heating and benefits from free parking within the development and this property makes for an excellent home, year-round.





Image credit: <https://www.wheret.com>

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The property is located in Pilton, 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 a 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.

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 ten-minute journey into the city centre.

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## The Location

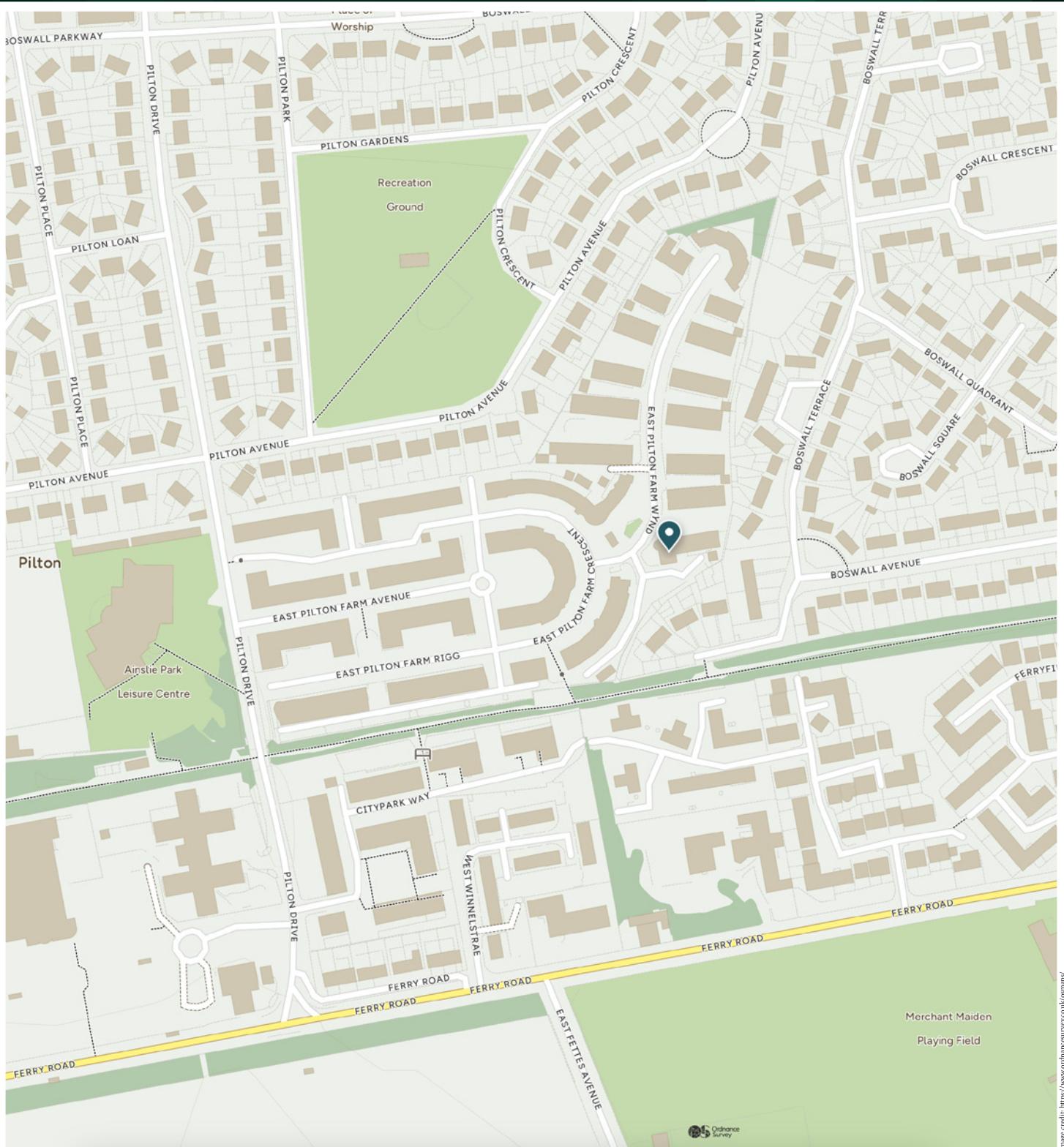


Image credit: <https://www.ordnancesurvey.co.uk/omaps/>

# McEwan Fraser Legal

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