

5 East Pilton Farm Wynd

EDINBURGH, EH5 2GJ



*Stylish end-terraced living with garden and garage
in a sought-after north Edinburgh location*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



5 East Pilton Farm Wynd is a well-presented end-terraced home set within a modern and well-maintained development, benefitting from attractive communal grounds, private garden space, and a garage.

THE LIVING/KITCHEN / DINING ROOM & UTILITY



The property is entered via a welcoming and bright ground-floor hallway, setting the tone for the accommodation throughout. The principal living space is an impressive open-plan living, dining, and kitchen area, finished in a contemporary style with fresh décor and modern flooring. The living area is flooded with natural light and features French doors providing direct access to the rear garden, creating an excellent flow between indoor and outdoor living.



Ceiling spotlights enhance the bright and modern feel of the space, while the dining area comfortably accommodates a full-sized dining table. The kitchen is both stylish and practical, fitted with modern units and a gas hob.

The utility area provides a discreet space for laundry appliances and additional storage, keeping the main living areas uncluttered. The ground floor is completed by a generously proportioned double bedroom.



GROUND-FLOOR BEDROOM 4





On the first floor, the staircase leads to three further well-sized double bedrooms. The principal bedroom benefits from a contemporary en-suite shower room. All bedrooms enjoy excellent natural light from large windows, and the property offers an abundance of storage throughout. The family bathroom is finished to a high standard, featuring a modern integrated bath with a shower.

THE BATHROOM



BEDROOM 1



The principal bedroom benefits from a contemporary en-suite shower room



BEDROOM 2



BEDROOM 3



Externally, the property boasts a well-maintained, fully enclosed rear garden with a combination of lawn and patio areas, ideal for both relaxation and entertaining. A garden shed provides additional outdoor storage. The home also benefits from plenty of parking spaces available, with a private garage, adding valuable secure parking and storage, plus extra space beside the garage that can comfortably accommodate multiple cars.

This attractive and versatile home is presented in move-in condition and will appeal to a wide range of buyers seeking modern accommodation in a popular residential location.

EXTERNALS

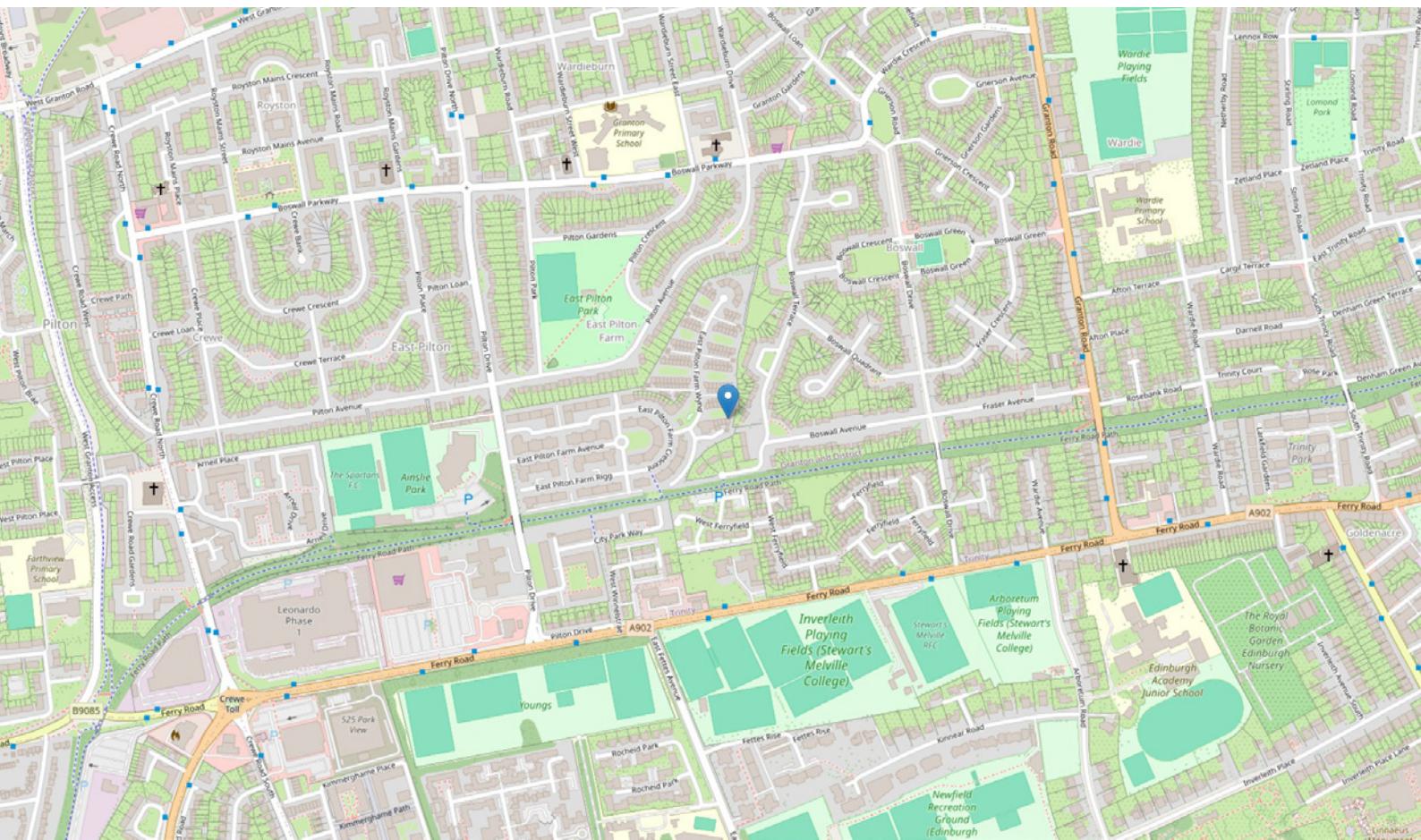


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 114m² | EPC Rating: C



THE LOCATION

EH5 2GJ is positioned within the popular East Pilton area of north Edinburgh, a well-established residential district known for its modern housing, green surroundings, and excellent accessibility. The location offers a quiet suburban setting while remaining conveniently close to the city centre and key commercial hubs.





A wide range of local amenities is available nearby, including supermarkets, cafés, and everyday shopping, with more extensive retail and leisure facilities at Ocean Terminal, Craigleath Retail Park, and the vibrant Stockbridge area. Residents also benefit from proximity to attractive outdoor spaces, including local parks, cycle paths, and the waterfront at Granton and Newhaven, which provide excellent opportunities for recreation and leisure.

The area is well connected by regular bus services offering straightforward access to the city centre and surrounding districts. Road links are also strong, with easy access to the City Bypass, Queensferry Crossing, and Edinburgh Airport, making this an ideal location for commuters.

Well-regarded nursery, primary, and secondary schools serve the area, further enhancing its appeal to families. Overall, this area offers a highly desirable blend of modern residential living, green space, local amenities, and strong transport links.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
ZARA GROSPEILLIER
Surveyor



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.