

KILGOUR

PROPERTY



8/6 East Pilton Farm Place, Edinburgh, EH5 2QS





- Lounge/Diner/ Open Plan Kitchen
- 2 Bedrooms (Master En Suite)
- Bathroom
- Gas Central Heating
- Double Glazing
- Communal Gardens & Grounds
- Residents Parking
- Factor Fee – £135.00 pcm approx. at point of sale
- Council Tax Band – E
- EPC – B

Viewing by appointment through selling agent on 0131 273 5233

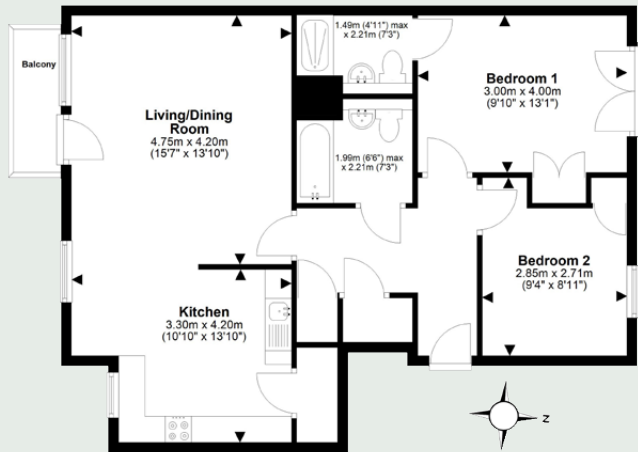
Description

A stylish and very well presented top floor flat located in a popular and sought after development that has good day to day amenities close by and is well placed for commuting. The property benefits from gas central heating and is double glazed.

There are well maintained communal gardens and grounds around the property and ample residents parking.

Location

Set to the north of the city centre, the property enjoys a high amenity setting, with local shops, an extensive selection of bus services, the Craighleith Retail Park and private/state schooling all within easy reach. Inverleith Park and the Royal Botanic Gardens are within walking distance as is the local leisure/sports centre, Morrisons supermarket and the Urban Village Hotel with its gym, restaurant and coffee house. The excellent added amenities of nearby Stockbridge are also close at hand. For commuters, ready access is available westwards to the city by-pass, central motorway network, the Forth Road Bridge and the airport.

1 2 2 B
A
B
C
EPC BANDE
COUNCIL TAX BAND

Lounge/Diner	15'7 x 13'9	4.75 x 4.20m
Kitchen	13'10 x 10'10	4.20 x 3.30m
Bedroom 1	13'1 x 9'10	4.00 x 3.00m
En Suite	7'3 x 4'11	2.21 x 1.49m
Bedroom 2	9'4 x 8'11	2.85 x 2.71m
Bathroom	7'3 x 6'6	2.21 x 1.99m





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