

KILGOUR

PROPERTY



3/6 East Pilton Farm Place, Edinburgh, EH5 2QL





- 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 – Band C

Viewing by appointment through selling agent on 0131 273 5233

Description

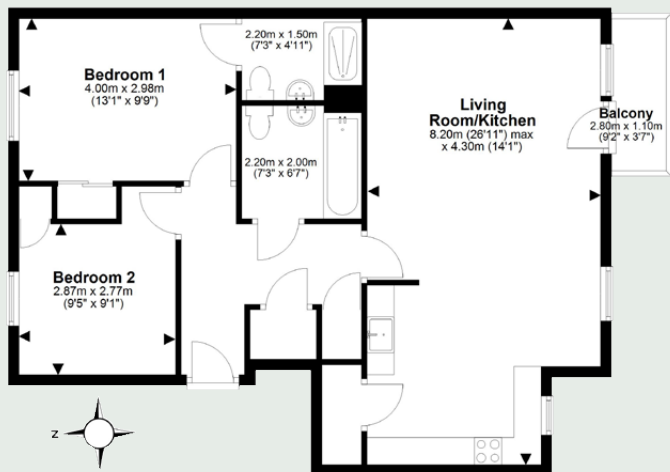
Set in a sought after development that is surrounded by amenities and has good commuting links this top floor apartment will appeal to various buyers and is brought to the market in excellent order throughout.

The property has gas central heating and is double glazed. Externally there is a secure entry system and residents parking on hand as well as well maintained gardens and grounds.

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 C 
EPC BANDE 
COUNCIL TAX BAND

Lounge/Diner/Kitchen	26'11 x 14'1	8.20 x 4.30m
Bedroom 1	13'1 x 9'9	4.00 x 2.98m
En Suite	7'3 x 4'11	2.21 x 1.49m
Bedroom 2	9'5 x 9'1	2.87 x 2.77m
Bathroom	7'3 x 6'7	2.20 x 2.00m







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