



RALPH SAYER
SOLICITORS & ESTATE AGENTS

17 East Pilton Farm Crescent

Pilton, Edinburgh, EH5 2GG

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Welcome to a stylish one-bedroom main-door apartment set within a popular modern development in sought-after Pilton. This beautifully presented home is completed to impressive standards, incorporating neutral decoration and high-quality finishings throughout. It offers a sociable open-plan reception area which has a spacious footprint and a fashionable kitchen with mix-and-match cabinetry, ambient lighting, and integrated appliances. It also features Juliet balconies to the living area and the bedroom, and is finished by a three-piece shower room. Altogether, this property will be in high demand from professionals, couples, first-time buyers, and downsizers alike.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances (gas hob, extractor hood, oven, fridge/freezer, dishwasher, and washing machine) to be included in the sale.

Factor: The factor is managed by Hacking & Paterson at an approximate quarterly cost of £320 covering all shared facilities and communal areas.

Property Summary

- A modern ground-floor apartment in Pilton
- Part of a sought-after development
- Neutral interiors and high-quality finishings
- Private main-door entrance
- Open-plan kitchen/living/dining room
- One double bedroom with built-in wardrobe
- Modern three-piece shower room
- Well-maintained communal garden
- Private residents' parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - D
- Home Report Value - £170,000





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dream property!



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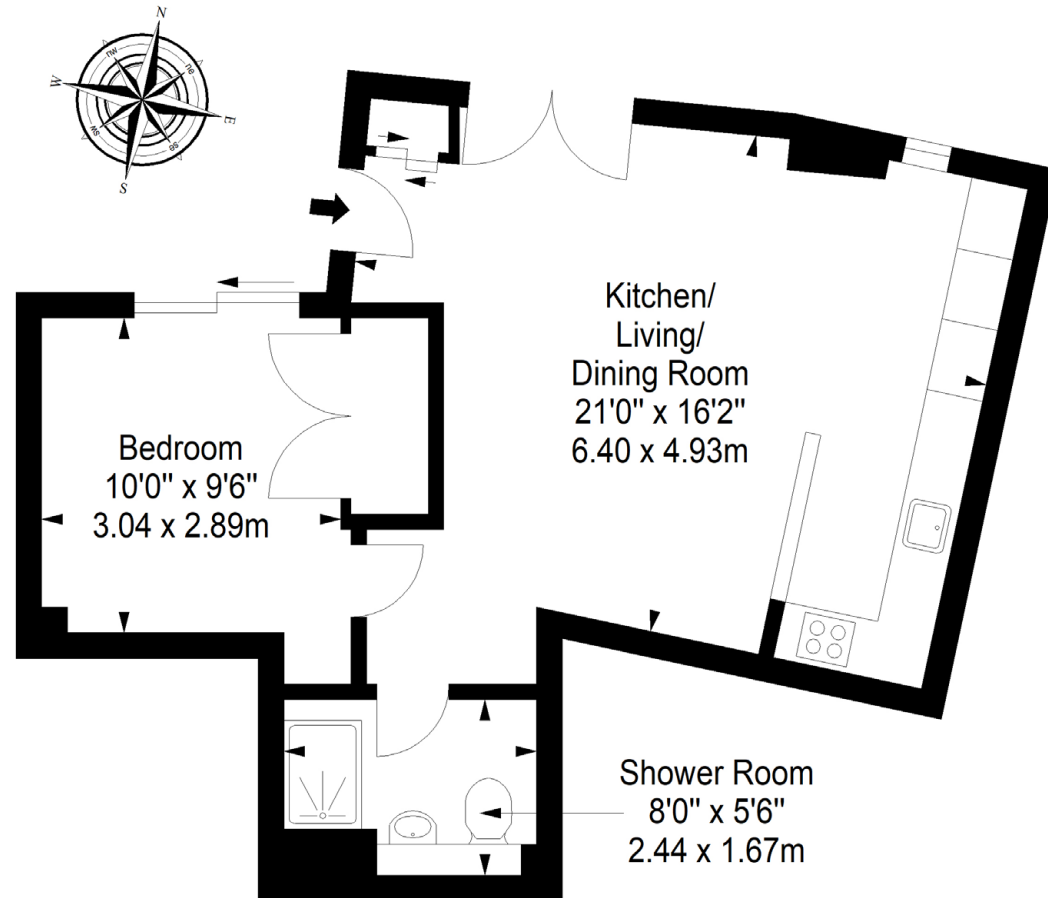
CHARTERED FIRM

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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Ground Floor
Approx. 44.6 sq. metres (480.1 sq. feet)



Total area: approx. 44.6 sq. metres (480.1 sq. feet)