



67 East Pilton Farm Wynd
FETTES | EDINBURGH | EH5 2GL


warners
solicitors & estate agents





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A unique opportunity has arisen to acquire this stunning, three-bedroom townhouse forming part of a prestigious modern development.

The property has been decorated to the highest standard, offers well planned accommodation over three levels and is presented to the market in genuine move-in condition. On the ground floor, the spacious kitchen/dining room lets in plenty of natural light, and from here French doors lead to a private rear garden area, and there a door provides access to the integral garage. The double bedroom on this level could alternatively be employed as a family room, home office or gym giving the property a good degree of flexibility, and a WC completes the ground floor accommodation.

The first floor features a large living room which again lets in an abundance of natural light thanks to south-facing, floor-to-ceiling windows making it the perfect spot for entertaining friends and family. French doors from here lead to a beautifully maintained roof terrace where you and the family can relax and enjoy the best of the summer sun. The double bedroom lying just off the first-floor landing is of a good size and benefits from built-in wardrobe storage, with the contemporary family bathroom also lying just off the landing.

Completing the internal accommodation, the principal bedroom is situated on the top floor of the property and boasts an ensuite shower room and large built in cupboard, as well as extensive eaves storage. French doors open out from the bedroom to a south facing balcony.

With easy access to public transport links and outstanding nearby amenities including the Royal Botanic Gardens, Ainslie Park Leisure Centre, and everything that Stockbridge has to offer, early viewing is essential to appreciate everything this incredible home has to offer.

Included in the sale will be the dishwasher and playhouse. EPC Rating C.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





- Three-bedroom modern townhouse
- Highly desirable location
- Spacious, well-appointed kitchen/dining room
- Large living room
- Principal bedroom with ensuite and south-facing balcony
- Second double bedroom with built-in wardrobe
- Third double bedroom/study
- Family bathroom
- WC
- Ample storage space
- Private garden area
- South-facing roof terrace
- New combi boiler fitted December 2021
- Garage
- Shared parking available on-street and to the rear of the property



The highly regarded Fettes area is situated two miles from the City Centre. Some of Edinburgh's most attractive parklands are in the vicinity, including the Royal Botanic Gardens and Inverleith Park. The local Ainslie Park recreational centre offers an extensive range of sporting facilities. Nearby Stockbridge and Comely Bank offer a number of bespoke shops and eateries and Craigmyle Retail Park is also near at hand. Excellent schooling, both state and independent, is well represented from nursery to senior level. Regular public transport services operate into Edinburgh, and the main commuting routes, including the M8, M9, Forth Road Bridge and Edinburgh International Airport, are also easily accessible.







**East Pilton Farm Wynd,
Edinburgh, EH5 2GL**



Approx. Gross Internal Area
1368 Sq Ft - 127.09 Sq M
(Includes Garage)
(Excludes Eaves)
For identification only. Not to scale.
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