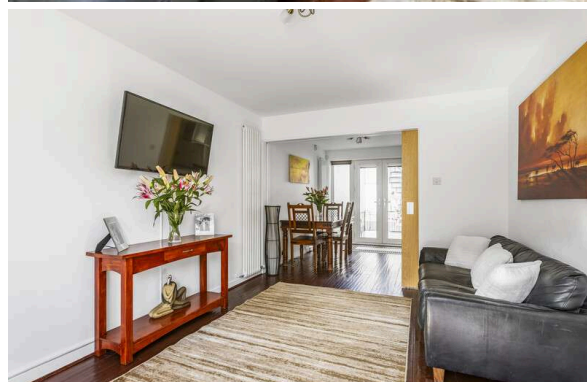




21 East Pilton Farm Wynd
FETTES | EDINBURGH | EH5 2GJ


warners
solicitors & estate agents



21 East Pilton Farm Wynd

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Must be viewed - most appealing three bed terraced townhouse with garden, rooftop terrace and garage, superbly tucked away in a quiet cul-de-sac development with a pleasant leafy outlook. Great location for easy access to amenities and transport links.

There's plenty of room here to spread out within the well presented and flexible accommodation which is arranged over three floors. Public living space includes a comfortable living room and a dining kitchen offering a good range of storage facilities. The principal bedroom is a generous sized double with the benefit of two built-in wardrobes, an en-suite shower-room and access to a balcony with space for sitting out. In addition, there are two further double bedrooms with wardrobe storage, a family bathroom and ground floor WC facility. From the dining kitchen, French doors lead out into a sheltered patio garden with a spiral staircase up to the good sized terrace on the garage roof, ideal for outdoor relaxation or al fresco dining. The property looks out at the front onto beautifully landscaped communal grounds featuring mature growing stock.

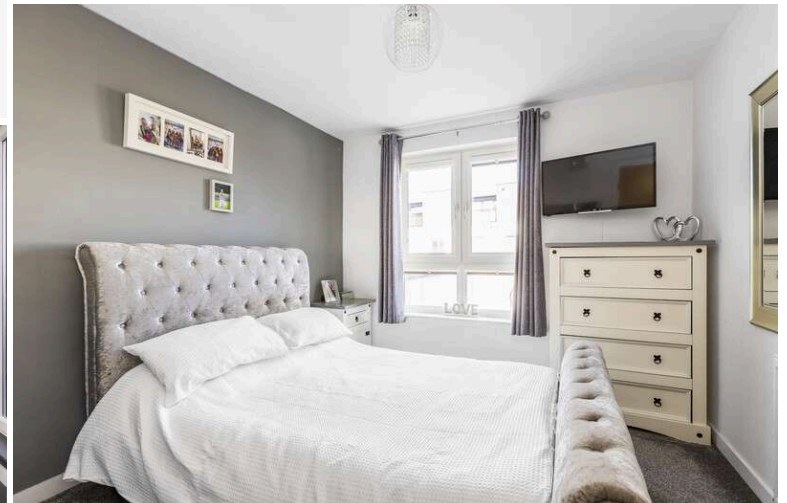
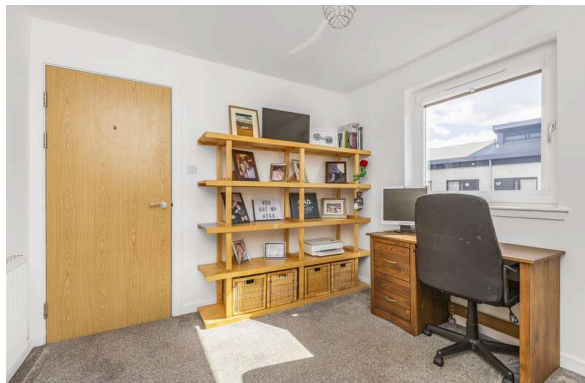
- Living room
- Fitted kitchen/dining room with French doors
- Principal double bedroom with en-suite and balcony
- Two further double bedrooms
- Built-in wardrobe space in each bedroom
- Family bathroom
- Ground floor WC facility
- Gas central heating and double glazing
- Garage
- Patio garden with spiral stair to rooftop terrace
- Well kept communal grounds

Extras included in the sale are all curtains, blinds, built-in fridge, freezer, dishwasher and washing machine and wall mounted TVs in living room and Bedroom 2. EPC rating C.

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



The highly regarded Fettes area is situated approximately 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.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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