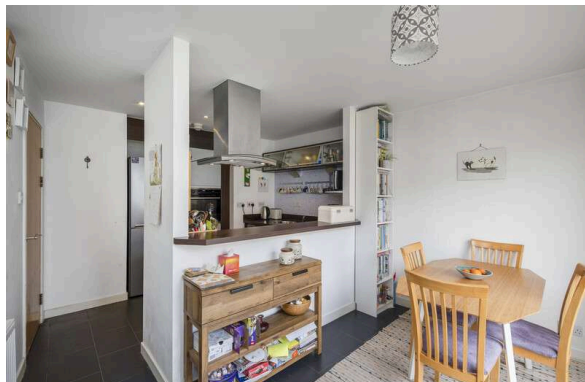




22 East Pilton Farm Crescent  
FETTES | EDINBURGH | EH5 2GH

  
**warners**  
solicitors & estate agents



## 22 East Pilton Farm Crescent

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A unique opportunity has arisen to acquire this beautiful, four-bedroom townhouse forming part of a prestigious modern development. This charming property has been presented to the market in excellent order, offering well planned and spacious accommodation over three levels. 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 made up of a patio, lawn and raised beds, the kitchen currently comprises a gas hob, oven and fan, fridge/freezer and dining area. The bedroom on this level benefits from 2 cupboards, and a handy shower room completes the ground floor accommodation. The first floor features a large living room which again lets in an abundance of natural light making it the perfect spot for entertaining friends and family. There is also a balcony and Juliet balcony. The first floor also benefits from a bedroom/study. The top floor boasts two further bedrooms, the master with a private balcony, built in storage and en-suite shower room. Completing the accommodation is the bathroom with bath and WC. Early viewing is recommended!

- Four-bedroom modern townhouse
- Welcoming entrance Hallway
- Spacious, well-appointed contemporary kitchen/dining room with access to private garden
- Large living room with balcony
- Principal bedroom with en-suite shower room, built in storage and private balcony
- Ample storage space
- Detached garage
- Plenty of on-street parking for residents

Included in the sale are the fridge/freezer and the integrated kitchen appliances. Also included are all curtains and blinds, and the bed, bedside table and chest of drawers in the ground floor bedroom. EPC rating is C.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The subjects are located in the highly regarded Fettes area of Edinburgh, which lies to the north of the City Centre. The subjects are accessed off Ferry Road, opposite East Fettes Avenue. There is a good choice of shopping outlets on hand, with Goldenacre close by and Leith and Trinity just a little further afield. There is a Morrisons Superstore just a few minutes walk from the property. Some of Edinburgh's most attractive parklands are in the vicinity, including the Royal Botanic Gardens and Inverleith Park. The Ainslie Park recreational centre is also nearby, offering an extensive range of sporting facilities. Schooling is well represented from nursery to senior level, with the Telford College on hand for the more mature student. An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.



