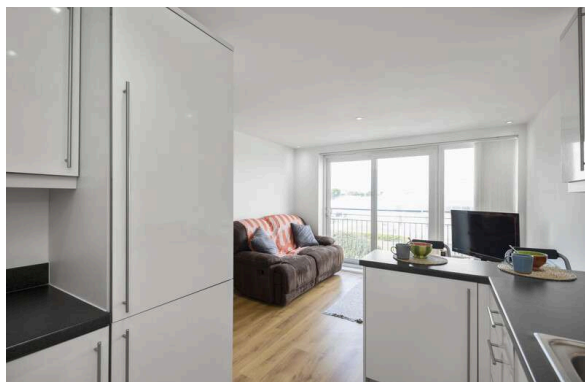




1/12 East Pilton Farm Avenue  
FETTES | EDINBURGH | EH5 2QB

  
**warners**  
solicitors & estate agents



## 1/12 East Pilton Farm Avenue

FETTES | EDINBURGH | EH5 2QB

Warners are thrilled to present this exceptional one-bedroom, second-floor apartment situated in a sought-after modern development in Fettes, close to excellent amenities and green spaces. This property is in superb condition and offers a bright, versatile living space, ideal for first-time buyers, professionals, or investors.

The apartment is move-in ready and features a spacious open-plan lounge/kitchen/diner with plenty of room for various configurations. The kitchen is fully equipped with integrated white goods, contemporary white gloss cabinets, and a breakfast bar. Additionally, there is a large storage cupboard, a generous double bedroom with built-in wardrobes and space for additional furniture, and a stylish fully-tiled shower room with a double shower cubicle, shaver points, and downlights.

Further benefits include secure door entry, gas central heating, and double glazing throughout. The development boasts well-maintained garden areas with lawns, shrubs, and small trees. Residents also have access to ample unallocated parking year-round.

**Impeccable Condition:** The apartment is move-in ready and presented in excellent condition throughout.

**Versatile Living Space:** Features a bright, open-plan lounge/kitchen/diner with ample space for various configurations.

**Modern Kitchen:** Equipped with integrated white goods, sleek white gloss cabinets, and a breakfast bar.

**Generous Bedroom:** Includes a spacious double bedroom with built-in wardrobes and room for additional furniture.

**Stylish Shower Room:** Modern, fully-tiled with a double shower cubicle, shaver points, and downlights.

**Great Amenities:** Benefits from secure door entry, gas central heating, double glazing, and beautifully maintained garden grounds with ample unallocated parking.

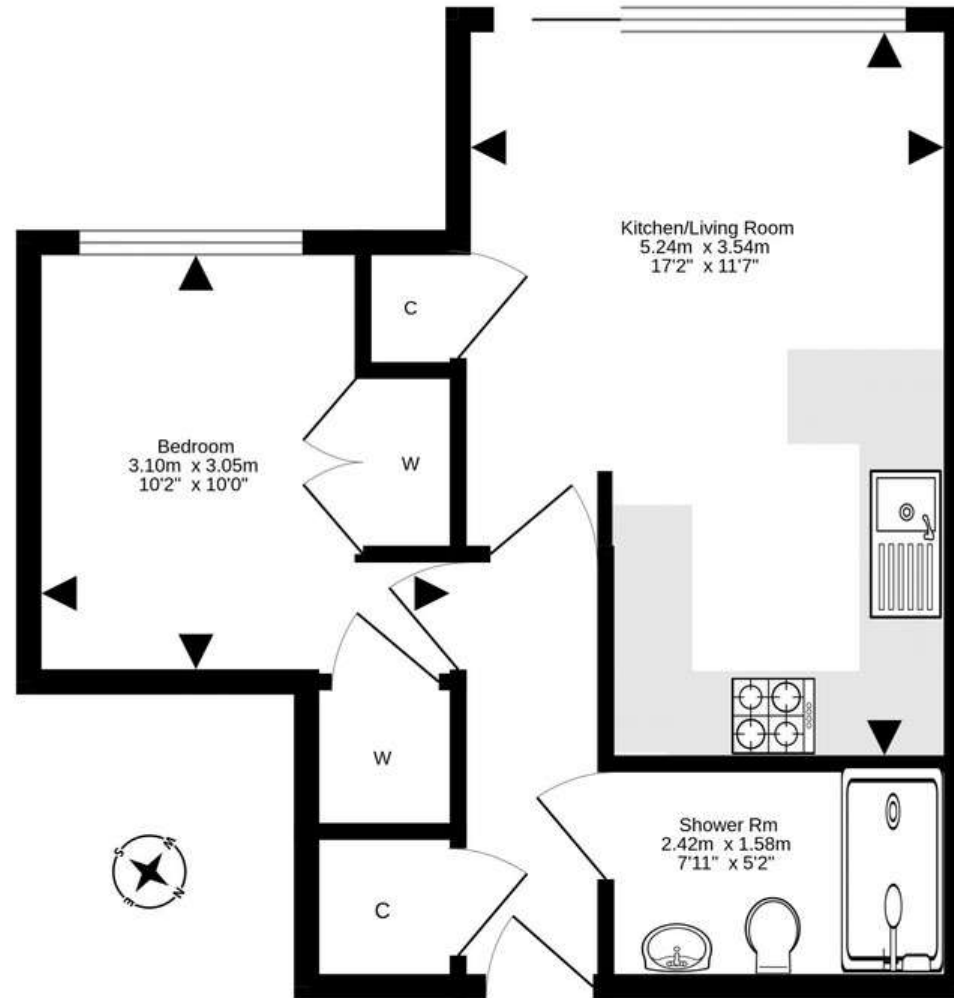
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Extras: The bedroom curtains, blinds (living room and bedroom), dishwasher, integrated fridge/freezer and integrated washing machine will be included. The sofa, TV unit, bar stools, hall table, bed and bedside table are available by separate negotiation. EPC Rating Band B.

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 Craighleith 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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