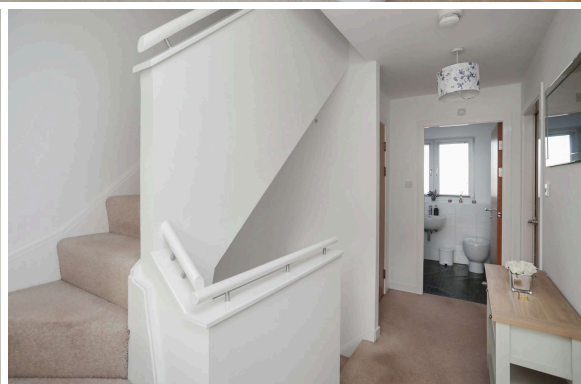




75 East Pilton Farm Wynd
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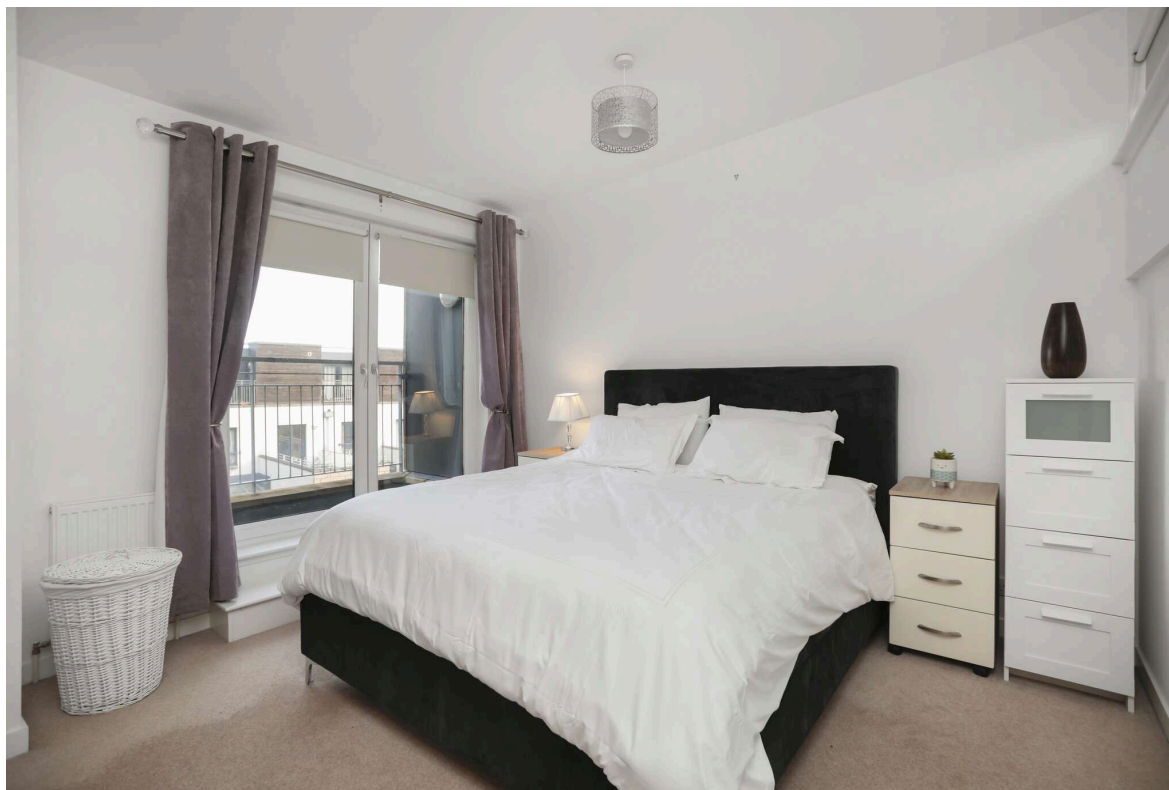
Set in the heart of a modern, tranquil development moments from excellent amenities, vast open green spaces and quick transport links is this spacious townhouse. Boasting a roof terrace, courtyard garden, balcony and garage this property would make an ideal buy in a highly sought-after location.

The accommodation comprises a welcoming entrance hallway, a bright lounge with picture window that flows through to the contemporary dining kitchen with attractive units and the ground level is completed by a useful W/C. Following up a carpeted staircase the first level enjoys two large double bedrooms (both with built-in wardrobes) and is finished by a stylish bathroom with shower over bath. To complete the property the top level is finished by a well-appointed master bedroom with double built-in wardrobe, a balcony and an elegant en-suite shower room. Externally there is a courtyard garden with a spiral staircase leading to the wonderful roof terrace.

- modern townhouse in quiet, modern development
- Balcony, courtyard garden, roof terrace and garage
- Bright lounge and dining kitchen
- Three double bedrooms
- Two bathrooms and a W/C

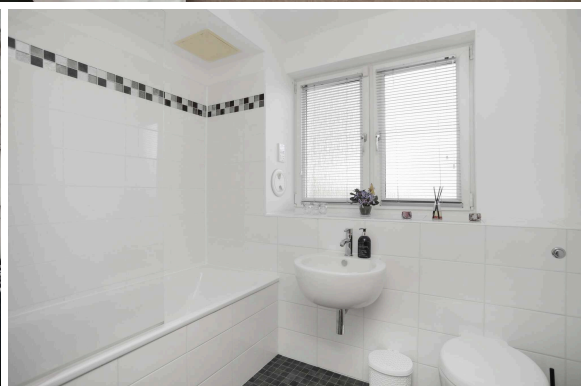
EPC C Council tax E. Factors are covered by Hacking and Paterson and cost approx. £45 per quarter, this covers maintenance of communal gardens, salary of development caretaker, maintenance of communal playground and electricity charges for the communal street lights

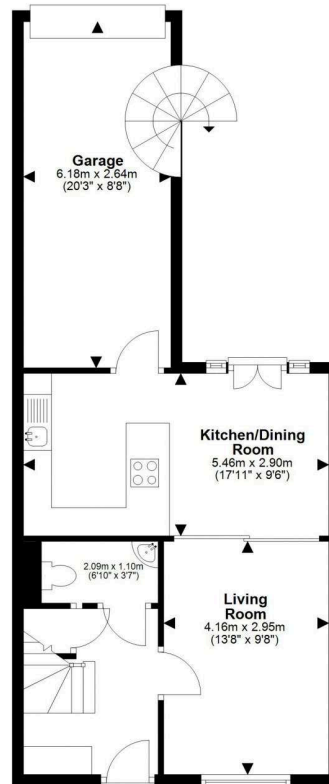
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



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

Extras included in the sale are the fridge, freezer, oven, hob, washing machine, dishwasher, blinds, curtains, TV bracket in master bedroom, and garage shelving units. Other items of furniture and appliances can be available by separate negotiation.



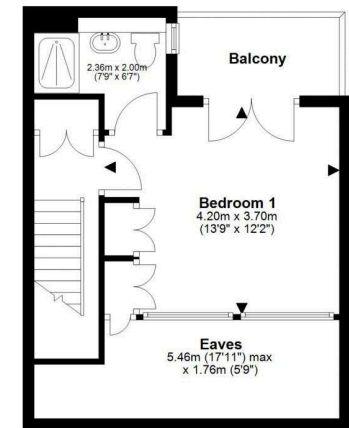


Ground Floor



First Floor

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



Second Floor

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