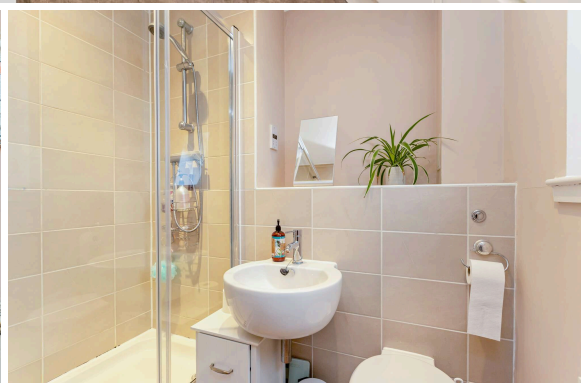
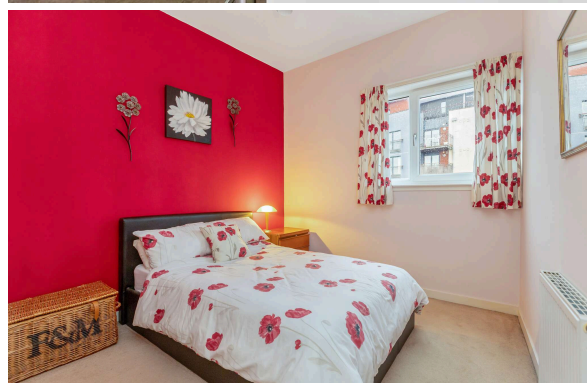




30 East Pilton Farm Crescent
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Set in a quiet, modern, manicured development, moments from the excellent amenities in Stockbridge, quick transport links and the vast open green spaces of Inverleith Park and the Botanical Gardens is this immaculately presented townhouse. Boasting a garage, private rear garden and large South facing balcony this property would make an ideal home in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with two ample sized storage cupboards, a stunning dining kitchen with contemporary kitchen units, a stylish shower room and downstairs is completed by a double bedroom or ideal home office. Following up a carpeted staircase the first level enjoys an impressive wrap round living/dining room with access to the South facing balcony. The top level benefits from an ample sized master bedroom with built-in wardrobe and elegant en-suite shower room, a further well-proportioned double bedroom and the home is completed by an exquisite main bathroom with white three piece suite.

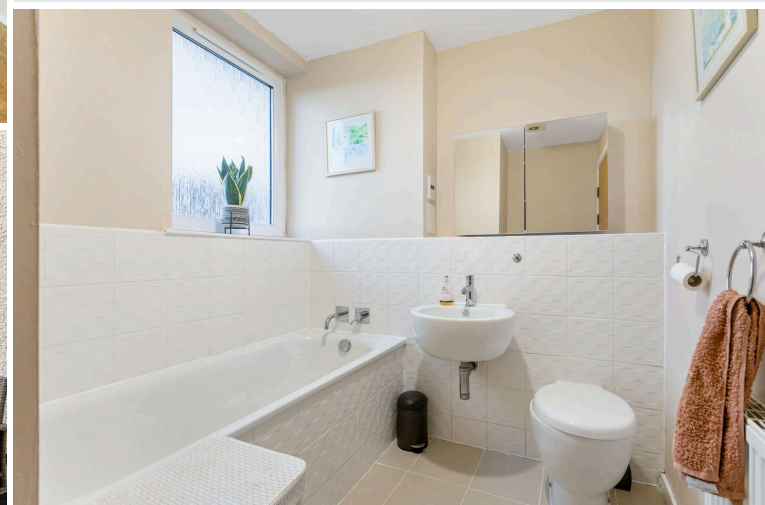
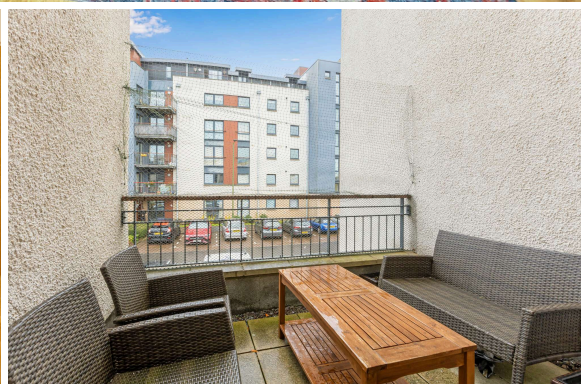
- Townhouse set over three spacious levels
- Garage, private garden and South facing balcony
- Luxury kitchen and large wrap round living space
- Three large double bedrooms
- Three luxurious bathrooms
- South facing balcony off the living room

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 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

Energy rating C, Council tax band D. Factor is managed by Hacking and Patterson and costs around £50 per quarter, this covers communal gardens and grounds maintenance, lighting in paths on estate, playpark maintenance and safety, and onsite caretaker. Extras included in this sale will be the curtains, blinds, dishwasher, washing machine, gas hob, electric oven, combi oven, and American fridge freezer.





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