



5 (Flat 4) East Pilton Farm Crescent
PILTON | EDINBURGH | EH5 2GF


warners
solicitors & estate agents

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CASH BUYERS ONLY - Warners are delighted to present this two-bedroom first-floor apartment, forming part of a sought-after modern development situated just a few miles from Edinburgh's vibrant city centre. Combining modern fittings with excellent proportions, this impressive home will appeal to professionals, couples, and downsizers alike seeking a peaceful yet well-connected setting.

The property is accessed via a well-maintained communal stair with secure entry system and lift access. Once inside, a welcoming hallway with excellent built-in storage leads to a bright and spacious open-plan living and dining room, the perfect space for relaxing or entertaining. The contemporary kitchen is fitted with stylish cabinetry, quality work surfaces, and a mix integrated and free standing appliances, offering a sleek and functional layout.

Both double bedrooms benefit from integrated storage, with the principal bedroom further enhanced by a private balcony providing a tranquil outdoor retreat and an en-suite shower room. The second bedroom is equally well proportioned and served by a family bathroom featuring a three-piece suite. Further benefits include gas central heating, double glazing, and beautifully maintained landscaped communal gardens, along with residents parking. This apartment offers a superb balance of comfort, practicality, and modern design in an exceptionally convenient location.

Pilton is a predominantly residential area of Edinburgh, which lies to the north of the city centre. It extends from the north of Ferry Road, between Granton and Fettes. There is a small selection of shops at Boswall Parkway, mainly small specialist shops serving the local community, with Morrisons Superstores available at Pilton Drive and Waterfront Broadway. Further amenities can be found at Davidsons Mains, Silverknowes, Comely Bank and Stockbridge, all locations being easily accessible. Pilton is close to some of Edinburgh's best loved green areas, including the Royal Botanic Gardens, Inverleith Park and the Water of Leith Walkway. For the sporting enthusiast the Ainslie Park Leisure Centre is close by, offering a swimming pool and five a side football, amongst other activities. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas. The compactness of the city ensures that the city bypass and main motorway networks are also within easy reach.

Factoring: Hacking & Paterson

PRICE & VIEWING:

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



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