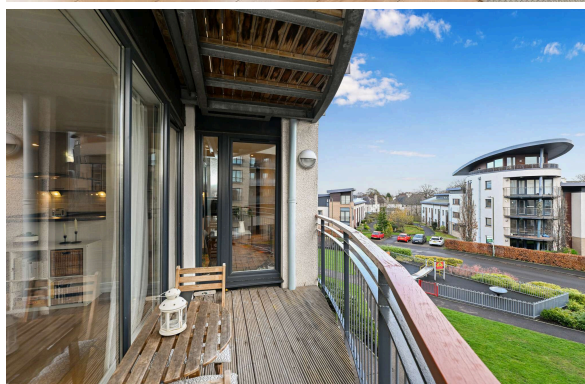




14/8 East Pilton Farm Crescent
FETTES | EDINBURGH | EH5 2GH


warner's
solicitors & estate agents



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Beautifully presented and spacious two-bedroom, second floor apartment boasting private balconies and forming part of a modern development in the sought after Fettes district of Edinburgh.

This beautiful apartment has been tastefully decorated to a high standard throughout and is offered to the market in move in condition. The living room is of an excellent size and the room is flooded with an abundance of natural light. The private balcony here can be accessed from both the living room and the separate modern, well-appointed kitchen.

The principal bedroom boasts a stylish ensuite shower room and integral wardrobe storage in addition to providing access to its own balcony. The second bedroom similarly boasts built-in wardrobe storage, and the room could alternatively be employed as a home office, study or gym, giving the property a good degree of flexibility. A contemporary bathroom completes the internal accommodation.

Outstanding local amenities include Morrisons supermarket and Ainslie Park Leisure Centre, and the property is conveniently located to offer easy access to public transport links.

Offering immense appeal to first time buyers, couples and small families in addition to holding investment potential, early viewing is highly recommended.

- Spacious two-bedroom apartment
- Desirable location
- Principal bedroom with newly renovated ensuite
- Second bedroom with integral wardrobe storage
- Lounge
- Kitchen
- Bathroom
- Residents parking
- Excellent nearby amenities

Energy Rating B, Council Tax Band E.

Fees payable to factor, Hacking & Paterson approx. £170 per month., with £450 float.

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



All fixtures, fittings, curtains, blinds and integrated kitchen appliances will be included in the sale.

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.

