



47/4 East Pilton Farm Wynd
FETTES | EDINBURGH | EH5 2GL



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Nestled at the end of a quiet cul-de-sac in the heart of a modern, manicured development, moments from Inverleith Park, excellent amenities and quick transport links is this spacious first floor apartment. Boasting landscaped communal grounds, ample resident's parking, double glazing and gas central heating this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with three deep storage cupboards, a bright open plan lounge/kitchen with a contemporary kitchen section and island, generous living space and a Juliet balcony, a master bedroom with built-in wardrobe and an elegant en-suite shower room and completing the property is a second well-proportioned double bedroom with built in wardrobe and a stylish main bathroom with shower over bath.

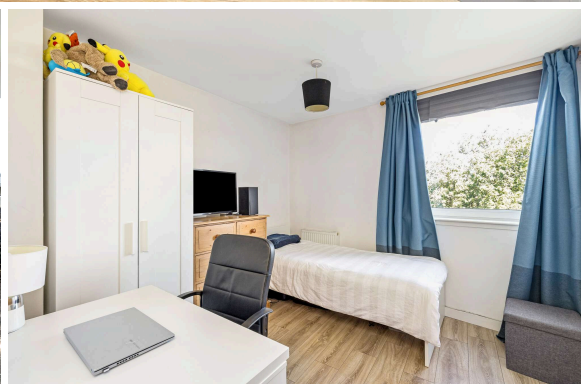
- Modern first floor flat in quiet cul-de-sac
- Luxury development close to Inverleith Park
- Welcoming hallway with good storage
- Bright open plan lounge/kitchen with island
- Two large double bedrooms one with en-suite
- Bathroom with shower over bath
- Juliet balcony
- Gas central heating and double glazing
- Ample resident's parking

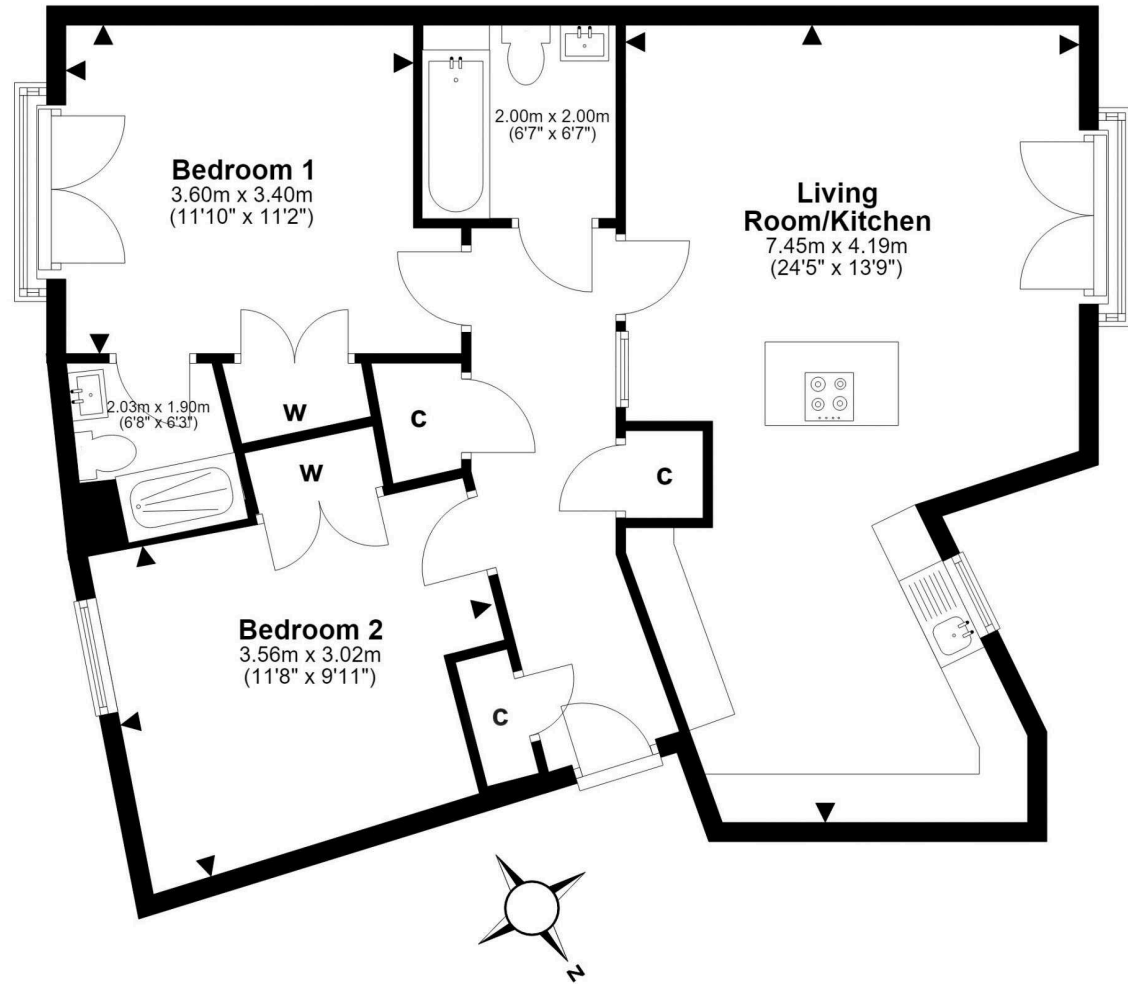
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All integrated kitchen appliances along with tumble dryer, blinds and light fittings will be included in the sale of the property. EPC: B CT: E Factoring: Approx. £95 P/M payable to Hacking & Patterson.

The subjects are located in the highly regarded Fettes area of Edinburgh, which lies to the north of the City Centre. The subjects are accessed off Ferry Road, opposite East Fettes Avenue. There is a good choice of shopping outlets on hand, with Goldenacre close by and Leith and Trinity just a little further afield. There is a Morrisons Superstore just a few minutes walk from the property. Some of Edinburgh's most attractive parklands are in the vicinity, including the Royal Botanic Gardens and Inverleith Park. The Ainslie Park recreational centre is also nearby, offering an extensive range of sporting facilities. Schooling is well represented from nursery to senior level, with the Telford College on hand for the more mature student. An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.





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.