

**11/6 East Pilton Farm Rigg
Edinburgh EH5 2GE**

Offers Over £250,000

- Modern development
- Open plan lounge/kitchen Diner
- Balcony
- Two double bedrooms with master ensuite
- Family bathroom with mains shower over bath
- Double glazing
- Gas central heating
- Communal gardens & residents parking

Council Tax Band: E

Tenure: Freehold

Annual Service Charge: £1800



1



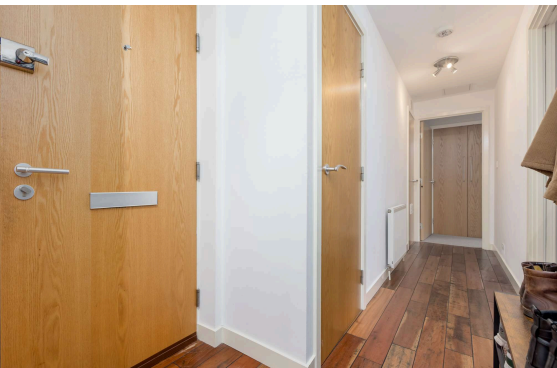
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2



EPC B



Two bed first floor flat

11/6 East Pilton Farm Rigg is a superb two-bedroom apartment, set within a modern development in the highly popular Fettes area. Presented in walk in condition, the property enjoys a superb selection of local amenities and excellent transport links into Edinburgh city centre, making it an attractive option for a variety of purchasers. Early viewing is strongly advised.

The apartment opens into a spacious entrance hall, complete with useful storage and access to the main living areas. At the heart of the home is an impressive open-plan lounge, kitchen, and dining area with balcony access, thoughtfully designed to create a bright and sociable living space. The contemporary kitchen features a stylish central island and is superbly appointed with an electric oven, gas hob, integrated appliances, and an excellent range of fitted units, providing ample storage and workspace. This well-designed layout creates the perfect setting for both everyday living and entertaining guests. Large doors open onto a generous south-facing private balcony, which enjoys an abundance of natural sunlight throughout the day and seamlessly extends the living space outdoors.

There are two well-proportioned double bedrooms, including a spacious principal bedroom featuring built-in storage, a convenient en-suite shower room, and direct access to the balcony, creating a bright and relaxing retreat. The second double bedroom offers excellent flexibility, making it ideal as a guest room, home office, or additional family accommodation. A modern family bathroom is finished to a high standard and features a shower over the bath, combining style and practicality. Further enhancing the appeal of this excellent property are gas central heating and double glazing throughout, ensuring warmth, comfort, and energy efficiency year-round. Externally, the development benefits from residents' parking, well-maintained communal gardens, and a secure bicycle store, providing excellent convenience for residents.

The development is professionally factored by Hacking & Patterson Factor, with a monthly fee of of approximately £150 covering building insurance and the maintenance of the communal grounds and shared areas.

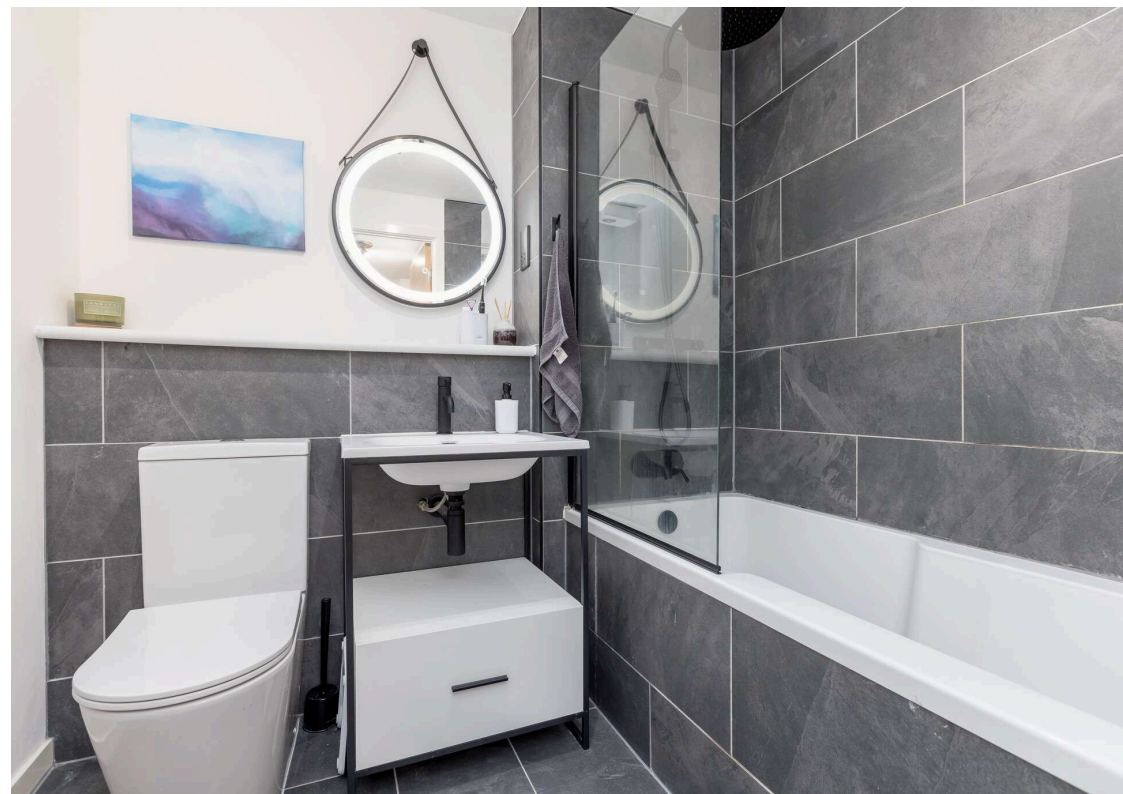
The sought-after Fettes district lies approximately two miles north of Edinburgh's city centre and is renowned for its attractive residential setting and excellent local amenities. Residents enjoy easy access to some of the city's finest green spaces, including the Royal Botanic Garden Edinburgh and Inverleith Park, both ideal for outdoor recreation and leisure pursuits. Ainslie Park Leisure Centre is also nearby, offering a wide range of sporting and fitness facilities.

The vibrant neighbourhoods of Stockbridge and Comely Bank are within easy reach and provide an excellent selection of independent shops, cafés, restaurants, and everyday amenities. For more extensive retail options, Craighleith Retail Park is conveniently located nearby.

The area is particularly well served by a range of highly regarded state and independent schools, catering for all age groups from nursery through to secondary education. Excellent public transport links provide regular services to the city centre and surrounding areas, while key road networks, including the M8, M9, Queensferry Crossing, and Edinburgh Airport, are readily accessible, making the location ideal for commuters.

Viewing By appointment 0131 337 1800

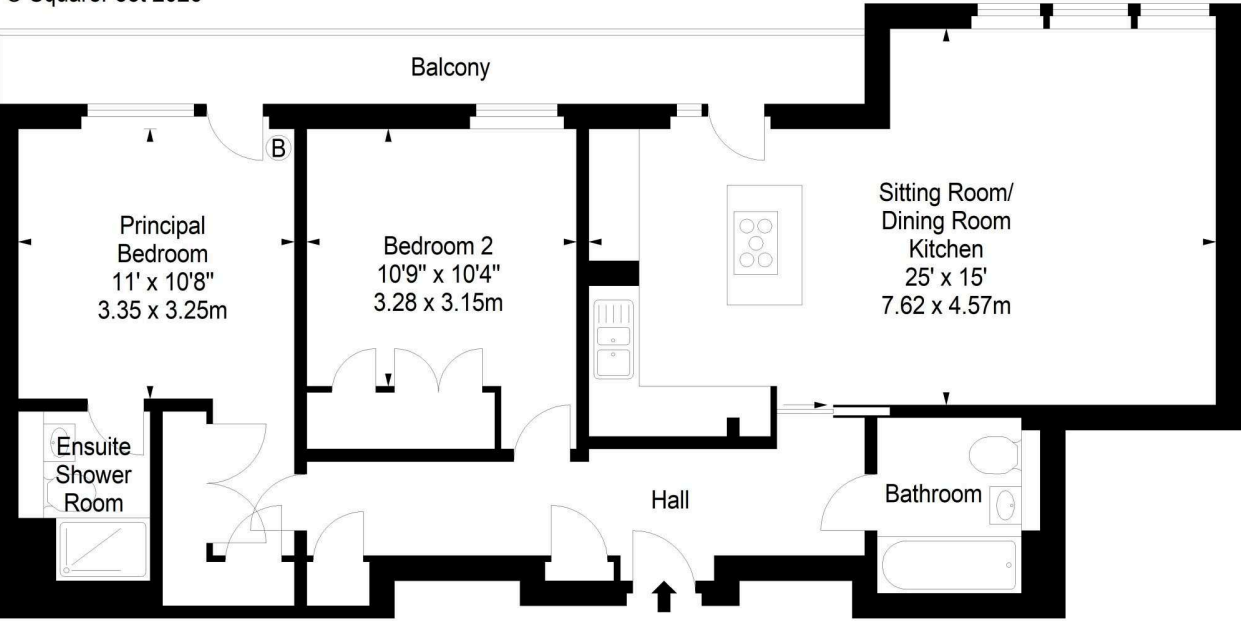
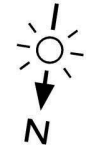




**East Pilton Farm Rigg,
Edinburgh,
Midlothian, EH5 2GE**



Approx. Gross Internal Area
872 Sq Ft - 81.01 Sq M
For identification only. Not to scale.
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First Floor



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