



Solicitors & Estate Agents










Offers Over
£235,000

8/15 East Pilton Farm Avenue

Fettes | Edinburgh | EH5 2GB

A most appealing third floor apartment with lift, forming part of a popular modern development, conveniently located for accessing the city centre, with a variety of green spaces and amenities close at hand.

-  2 bedrooms
-  1 public room
-  2 bathrooms
-  Residents parking
-  Private balcony
-  EPC rating – B
-  Council tax band - E



Description

An excellent starter home or investment, the flat offers a well-proportioned and flexible living space and features ample residents parking and a private balcony.

The accommodation is accessed via secure entry/lift and briefly comprises: hallway with good built-in storage, generously sized south and west facing reception/dining kitchen with attractive flooring, neutral décor and access to a private balcony, open plan to a stylish modern kitchen which has been fitted with a variety of base and wall units, with coordinated worktops, integrated appliances and space for a table and chairs, spacious west facing principal bedroom with walk-in wardrobe and en-suite shower room, second good sized double bedroom with fitted wardrobes, and contemporary main bathroom with tiling to walls, WC, pedestal basin and over-bath shower with splash screen.



Extras

All white goods, integrated appliances, light fittings, curtains and blinds will be included.

N.B – the blinds will be included as seen.

Gardens and Parking

There are well maintained communal gardens scattered throughout the development, comprising areas of lawn and well stocked planted beds. Ample residents parking is located to the rear of the building.

Factor

The building and grounds are managed by Hacking and Patterson. The current cost is approximately £400 per quarter.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

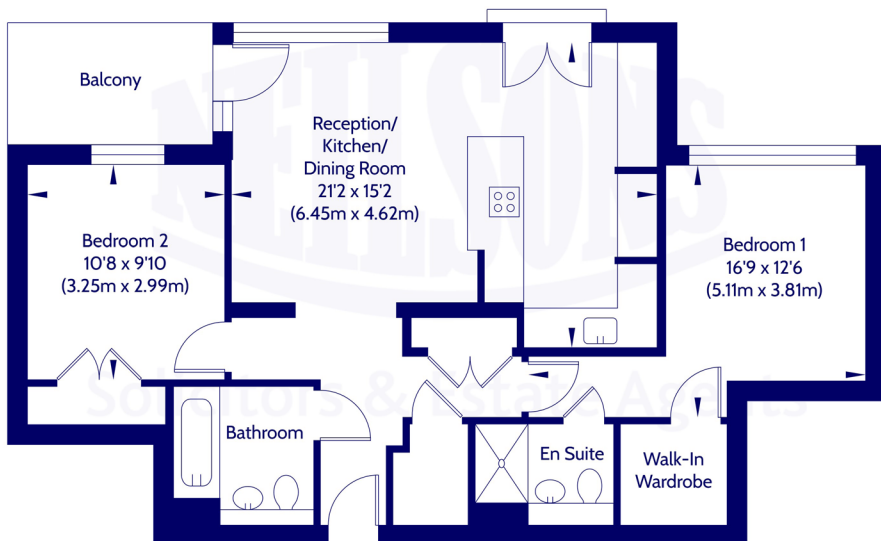
East Pilton Farm Avenue is located within the sought after Fettes district to the north of the city. There are many local amenities nearby including a Morrisons superstore on Ferry Road with Craighleith Retail Park just a short distance away, housing a Marks & Spencer, Sainsbury's Supermarket and high street named stores. The fashionable high amenity area of Stockbridge is also within easy reach boasting an array of individual boutiques, cafes and bistros. The property is also within close proximity of the city centre, easily accessible by way of frequent bus services. The lovely open spaces of Inverleith Park and The Botanics are nearby as is Ainslie Park Leisure Centre with a swimming pool and gym. The A902 (Ferry Road) provides motorists with a reliable route out of town to the city bypass, in turn linking to the M8/M9, Queensferry Crossing and Edinburgh International Airport. Well-regarded schooling is provided within walking distance from nursery to secondary level, with many of the city's independent schools also within easy reach.





Approx. Gross Internal Floor Area 73 Sq M / 787 Sq Ft.

3rd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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