



14/9 East Pilton Farm Rigg
FETTES | EDINBURGH | EH5 2GE


warners
solicitors & estate agents



14/9 East Pilton Farm Rigg

FETTES | EDINBURGH | EH5 2GE

Set in the heart of a modern, manicured development, moments from Inverleith Park, excellent amenities and quick transport links is this spacious second floor apartment. Boasting two South facing balconies, ample resident's parking, double glazing and gas central heating this property would make an ideal buy in a tranquil, yet well-connected location.

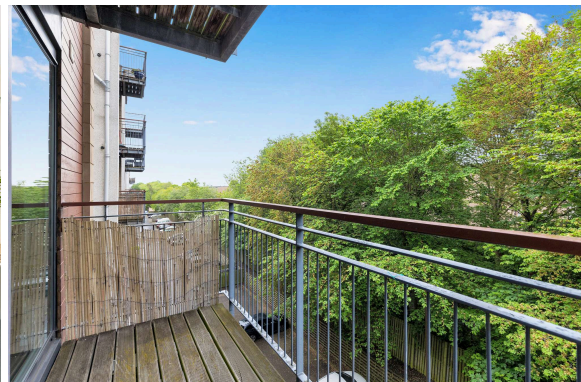
The accommodation comprises a welcoming entrance hallway with three storage cupboards, a bright open plan lounge/kitchen with a contemporary kitchen section, generous living space, stunning balcony and access to the dining room or ideal home office. The master bedroom enjoys a balcony, double built-in wardrobes 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 three piece suite.

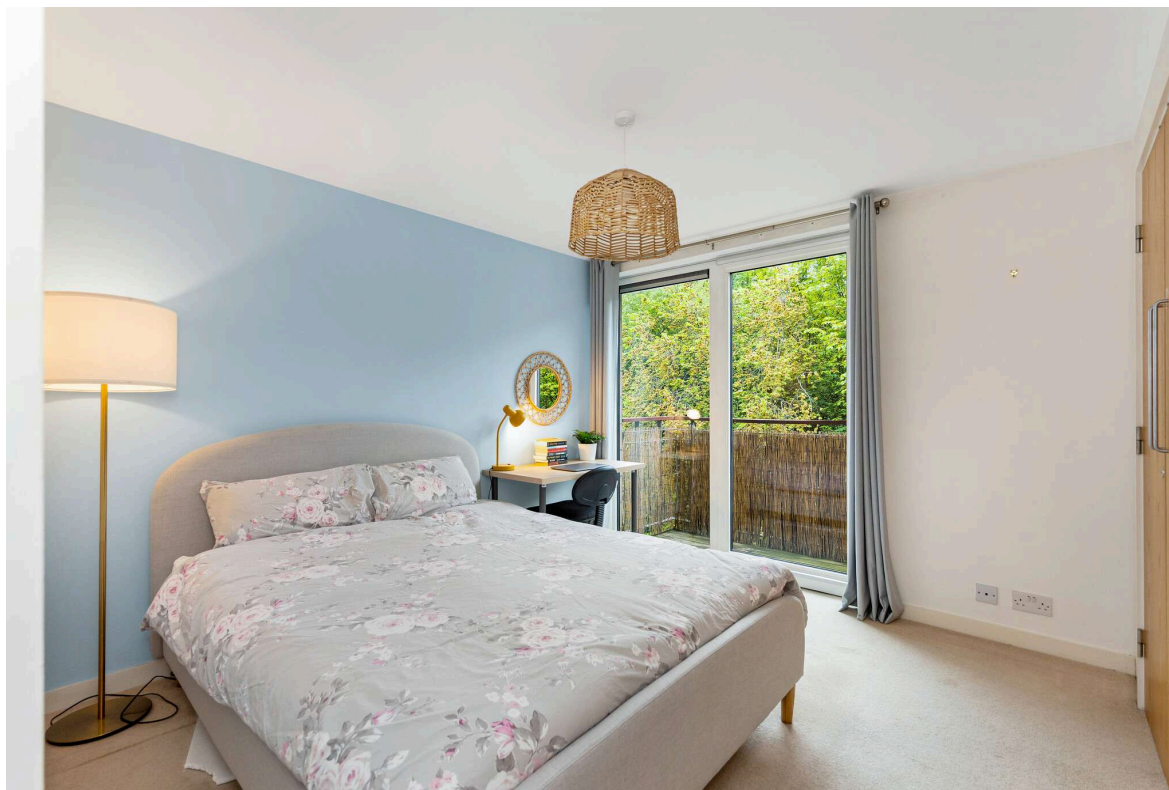
- Spacious second floor apartment in quiet development
- Two South facing balconies
- Welcoming hallway with good storage
- Bright open plan lounge/kitchen with dining space
- Two large double bedrooms
- Two bathrooms
- Gas central heating
- Double glazing
- Ample resident's parking

Energy rating B, Council tax band F. Factor is managed by Hacking & Paterson and there is a £450 deposit, and the charges are approximately £620 per quarter, although this can vary.

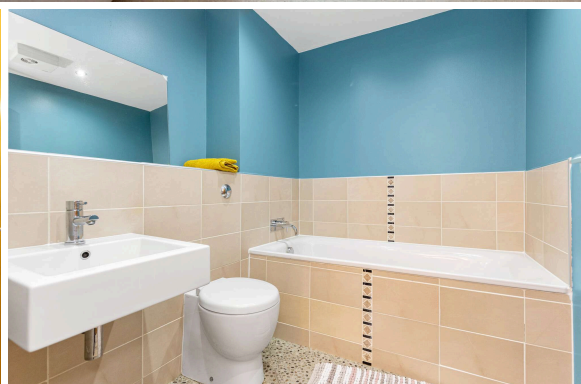
Extras included in this sale will be the fridge, dishwasher, washing/dryer machine, oven (integrated) and microwave (integrated)

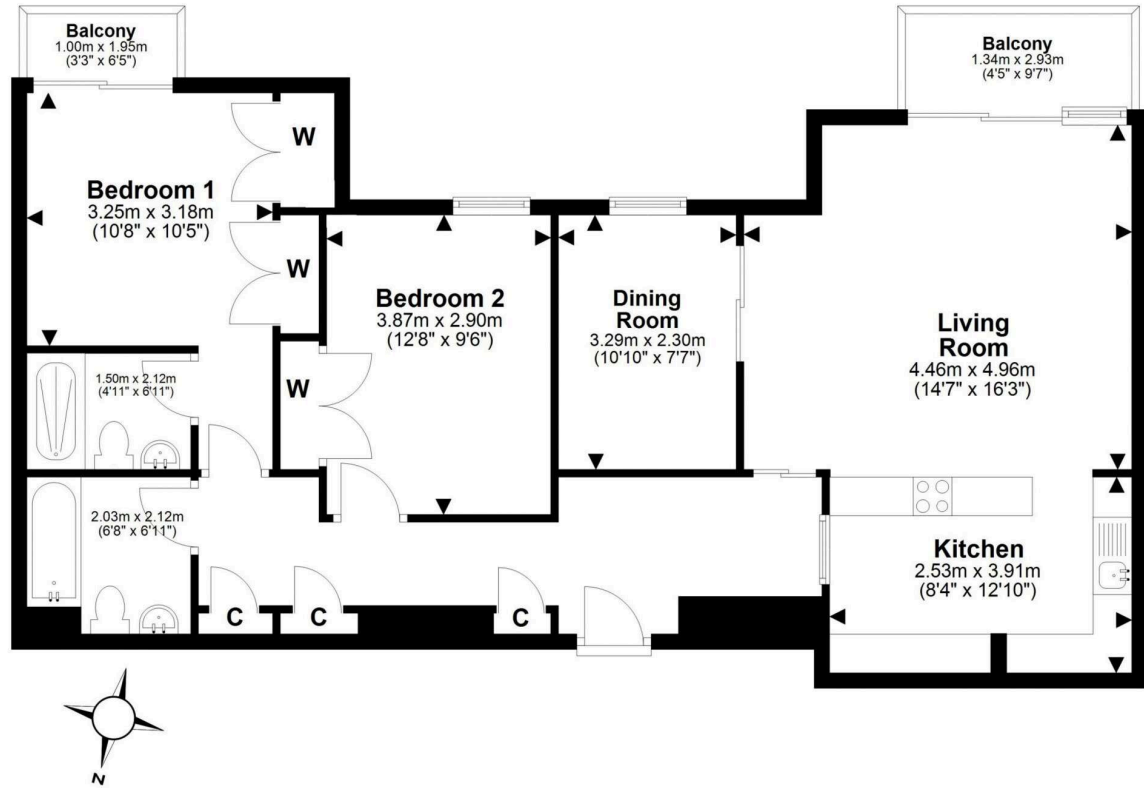
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





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.