



2/14 East Pilton Farm Avenue
EDINBURGH | EH5 2GA


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Located in a modern development in the sought-after Fettes area, this immaculately presented third-floor apartment offers a stylish and convenient living space close to excellent local amenities, swift transport links, and the expansive greenery of Inverleith park. The property features a welcoming entrance hallway with three storage cupboards, a bright and spacious kitchen/living room with a balcony that boasts sea views. The kitchen currently comprises a double oven, gas hob, fan, fridge/freezer, washing machine, dishwasher, wine rack, breakfast bar and dining area, there is also a further Juliet balcony. There are two well-proportioned bedrooms both with built in storage and the master with an en-suite shower room and further Juliet balcony. Completing the accommodation is the bathroom with shower over the bath. The property also benefits from double glazing, gas central heating, beautifully maintained communal grounds, and residents parking. Boasting excellent storage and a dual-aspect design, this easily maintained apartment is an ideal choice for first-time buyers or investors. Early viewing is highly recommended.

- Stunning two-bedroom modern flat with Sea views
- Close to excellent amenities and the city centre
- Spacious kitchen/living room
- Fully fitted kitchen
- Two well-proportioned bedrooms, one with an en-suite
- Bathroom with shower over the bath
- Balcony with Sea views
- Residents parking
- Well maintained communal grounds

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

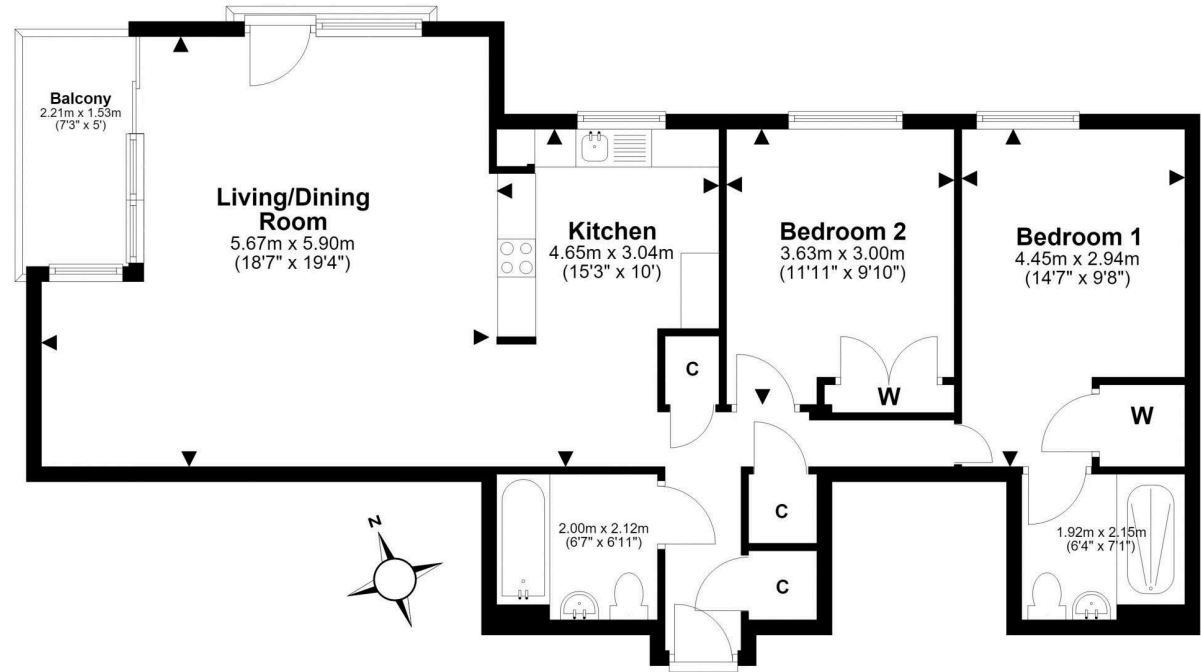


The highly regarded Fettes area is situated two miles from the City Centre. Some of Edinburgh's most attractive parklands are in the vicinity, including the Royal Botanic Gardens and Inverleith Park. The local Ainslie Park recreational centre offers an extensive range of sporting facilities. Nearby Stockbridge and Comely Bank offer a number of bespoke shops and eateries and Craigleith 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.

Energy rating B, Council tax band D. Factor is managed by Hacking and Patterson and costs around £141 per month. Extras included in this sale will be light fittings, wall brackets, toaster, microwave, kettle and kitchen utensils/cooking equipment.

Other items of furniture can be available with separate negotiation .





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.

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