



4/10 East Pilton Farm Avenue

Edinburgh, EH5 2GA



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78sqm

EPC

B

AS Anderson
Strathern

4/10 East Pilton Farm Avenue Edinburgh, EH5 2GA

4/10 East Pilton Farm Avenue is a bright and generously proportioned third floor flat, forming part of a modern, well-maintained development, and offering an impressive open plan layout with excellent natural light.

The dual aspect large living room and kitchen span the width of the property, and enjoy a south-facing aspect through full height glazing, creating a warm and inviting setting throughout the day. Sliding doors lead to a private balcony, also south-facing, that provides a peaceful outdoor space for morning coffee or evening relaxation. The contemporary kitchen features extensive worktops, plentiful storage, and integrated appliances, making it ideal for cooking and entertaining.

Both double bedrooms are quietly positioned to the rear and include built-in wardrobes for convenient storage. The principal bedroom benefits from an ensuite shower room, while the main bathroom is finished in sleek, modern tiling.

A spacious hall, fitted cupboards, and a glass block feature wall enhance the sense of openness, and the second bedroom offers flexibility as a home office or guest room. Additional features include gas central heating, double glazing, secure entry, lift access, and residents parking.

This is an attractive, move-in ready home that combines style, comfort, and practical modern living.

Property features

- South-facing balcony
- Dual aspect open plan living room/kitchen
- Lift access
- Residents parking
- Double glazing
- Gas central heating
- Modern kitchen and bathrooms

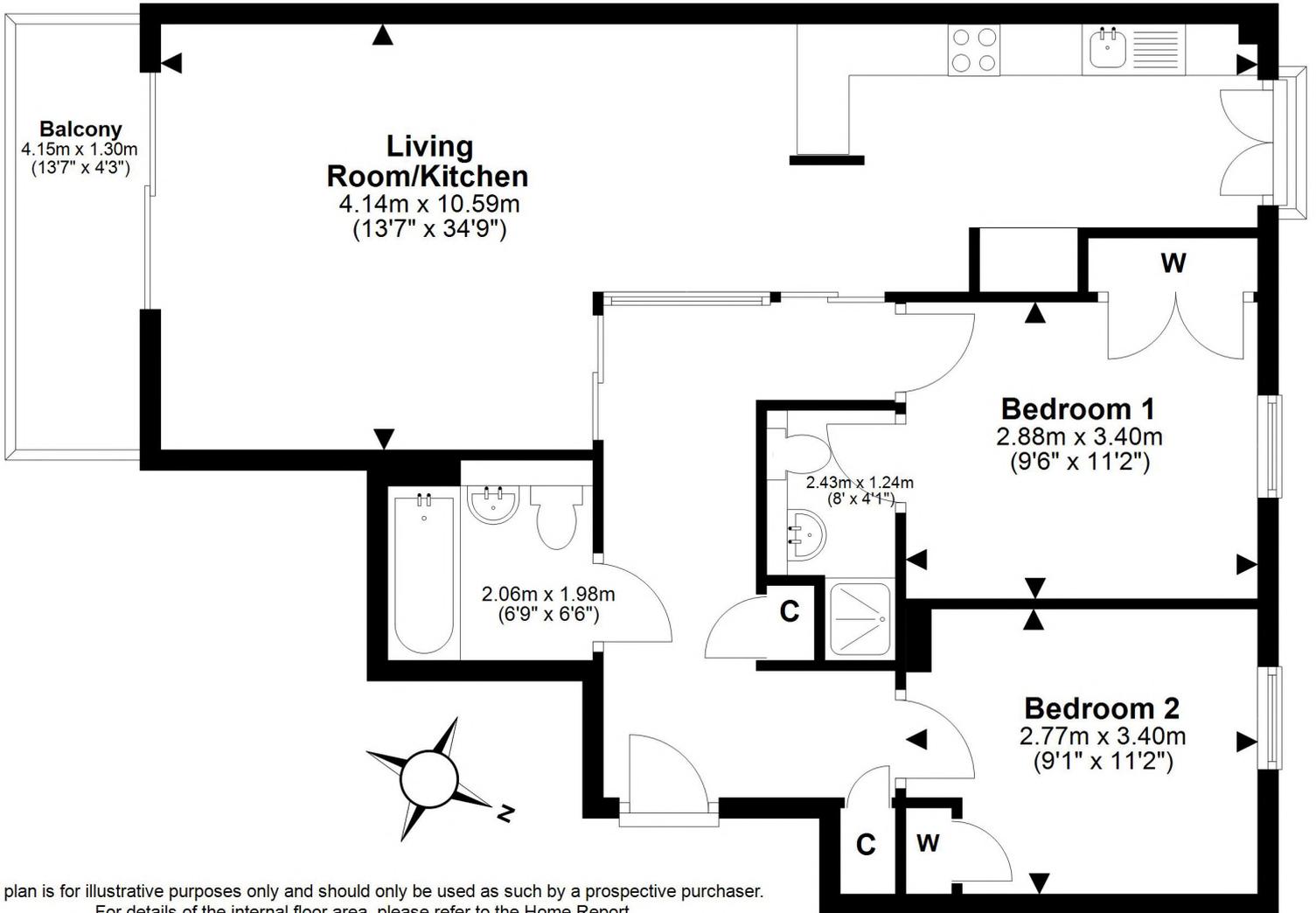






Location

Situated to the North of the City, minutes walk from the Stylish Strada Development. Craigleith Retail Park is a short drive away and offers a Sainsbury's Superstore and a Marks & Spencer's along with other major retail outlets. There is also a Morrison's Superstore on Ferry Road, which is within walking distance. A regular bus service runs to and from the City Centre and beyond. Access to the main motorway networks, the Queensferry Crossing and Edinburgh International Airport are all easily accessible. The open spaces of the Botanic Gardens and Inverleith Park are close by, as are the fashionable areas of Stockbridge, whilst the Shore in Leith with its stylish bars and restaurants is a short drive.



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.

Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated and free standing appliances, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services.

Council Tax band E

The development is factored by Hacking & Paterson at an approximate cost of £400-450 per quarter, which includes buildings insurance, lift lines, stair cleaning, upkeep of common grounds.

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

espc

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