



29 East Pilton Farm Wynd  
FETTES | EDINBURGH | EH5 2GJ

  
**warners**  
solicitors & estate agents



## 29 East Pilton Farm Wynd

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A rare opportunity to acquire this exceptional three-bedroom townhouse, forming part of an exclusive modern development in a highly sought-after location. Beautifully presented throughout, the property offers spacious, thoughtfully designed accommodation arranged over three levels, perfectly suited to contemporary living.

The ground floor welcomes you with a bright and generously proportioned kitchen/dining room, flooded with natural light and ideal for everyday living and entertaining. French doors open onto a private rear patio garden, while a further door provides convenient access to the integral garage. A versatile double bedroom on this level offers flexibility for use as a family room, home office, or gym. This floor also benefits from a W/C.

On the first floor, the impressive living room provides an elegant and inviting space, enhanced by abundant natural light. French doors lead out to a beautifully maintained south-facing private roof terrace, perfect for relaxing or entertaining during the warmer months. Also on this level is a well-proportioned double bedroom, complete with built-in wardrobe and a contemporary bathroom.

The top floor is dedicated to the luxurious principal suite, featuring a spacious bedroom with French doors opening onto a private balcony. This serene retreat also benefits from 2 double built-in wardrobes, extensive eaves storage and shower room.

Early viewing is highly recommended to fully appreciate the quality and versatility of this outstanding home.

- Exceptional three-bedroom modern townhouse in a highly sought-after location
- Bright, spacious kitchen/dining room with direct access to private patio garden
- Impressive living room opening onto a private roof terrace
- Luxurious principal suite with bathroom, built in wardrobe, and private balcony
- Two additional double bedrooms, including one with shower room
- Integral garage with additional shared parking available

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

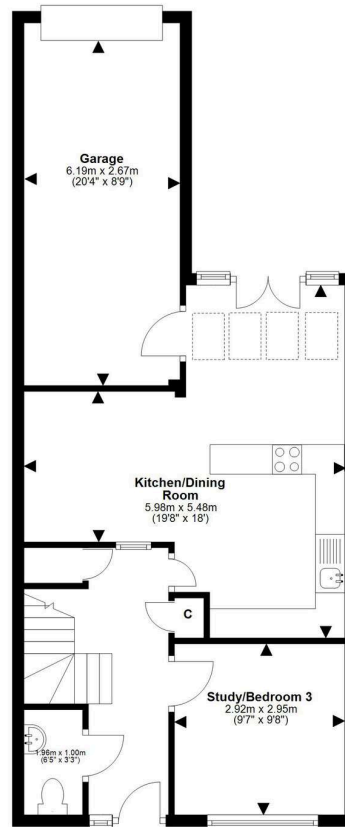


The highly regarded Fettes area is situated two miles from the City Centre. Some of Edinburgh's most attractive parklands are in the vicinity, including the Royal Botanic Gardens and Inverleith Park. The local Ainslie Park recreational centre offers an extensive range of sporting facilities. Nearby Stockbridge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

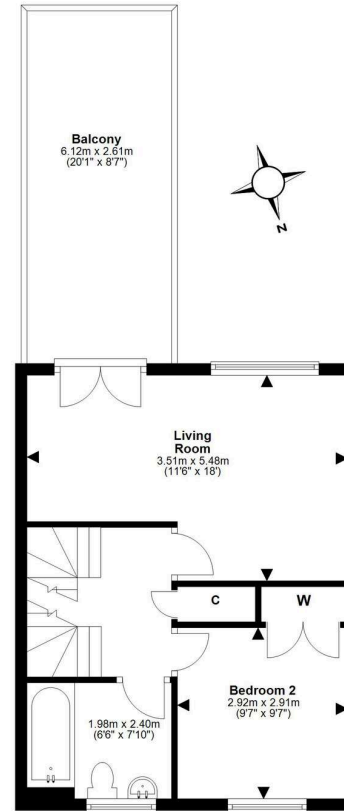
Council tax E, energy rating C  
Factor fee - Hacking & Paterson, £38 per month

All integrated kitchen appliances, blinds and curtains, except curtains in the living room will be included in the sale of this property.

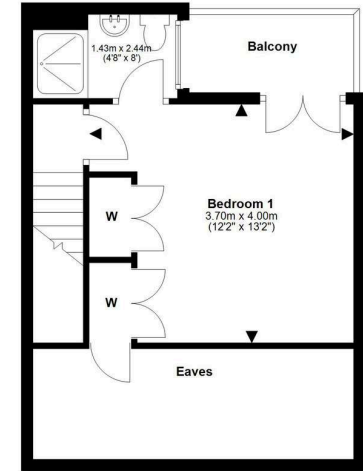




Ground Floor



First Floor



Second Floor

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.