



East Pilton Farm Wynd, Edinburgh, EH5 2GJ  
Edinburgh

Offers Over  
**£230,000**

**Bedrooms:** 2

**Bathrooms:** 2

**Receptions:** 1

The journey through this delightful apartment begins with a welcoming entrance hall, providing access to all rooms and featuring excellent built-in storage solutions. The bright and spacious living room is thoughtfully proportioned, offering ample space for both relaxation and dining. Sliding patio doors flood the room with natural light and open onto a private balcony, extending the living space outdoors.

The heart of this home is the modern kitchen, fitted with contemporary floor and wall-mounted units, providing a stylish and functional space for culinary pursuits.

The principal bedroom is a comfortable and well-sized double, benefiting from a contemporary en-suite shower room. The second bedroom offers flexible accommodation, ideal as an additional bedroom, a dedicated home office, or a guest space, and includes extra storage. Completing the accommodation is a modern three-piece bathroom, both practical and aesthetically pleasing for everyday use.

Positioned in the highly sought-after residential area of Fettes, the apartment offers convenient access to excellent local amenities. Supermarkets such as Waitrose at Comely Bank, Morrisons on Ferry Road, and Sainsbury's at Craigleith are all nearby. The surrounding vibrant neighbourhoods of Stockbridge, Comely Bank, Trinity, and Inverleith provide a diverse selection of independent retailers, including cafes, restaurants, bars, delicatessens, butchers, fishmongers, and greengrocers. For high-street shopping, Craigleith Retail Park and Ocean Terminal are easily accessible. Enjoy the outdoors with scenic paths along the Water of Leith, the Royal Botanic Gardens, Inverleith Park, and Ainslie Park Leisure Centre. The area is also well-served by respected schools at both primary and secondary levels.









## Scullion Living

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