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EAST PILTON  
FARM AVENUE

12/9 East Pilton Farm Avenue  
FETTES | EDINBURGH | EH5 2GB

  
warners  
solicitors & estate agents



## 12/9 East Pilton Farm Avenue

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Warners are delighted to present this exceptional second-floor, two-bedroom apartment, offering stylish interiors, generous proportions, and a private south-facing balcony.

From the moment you step inside, a welcoming hallway sets an elegant tone, guiding you into a bright and beautifully designed open-plan living space. Flooded with natural light from multiple windows, this impressive area provides the perfect setting for both relaxation and entertaining. Sliding doors open onto a sunny, south-facing balcony making an ideal spot for al fresco dining or enjoying a morning coffee, with ample space for outdoor seating.

The contemporary kitchen is seamlessly integrated into the living area, thoughtfully designed with a gas hob, sleek cabinetry, generous storage, and modern spot lighting, perfect for everyday living and hosting alike.

The principal bedroom is a calm and inviting retreat, complete with a well-proportioned en-suite shower room. A second spacious double bedroom benefits from a built-in wardrobe, making it equally suited as a guest room, home office, or additional sleeping space. A stylish main bathroom completes the home, featuring a full-sized bath with overhead shower and elegant tiling.

Further highlights include a newly installed combi boiler, double glazing throughout, and convenient resident parking.

This is a superb opportunity to acquire a turnkey home combining comfort, style, and practicality in equal measure.

- Bright, south-facing private balcony ideal for outdoor dining
- Spacious open-plan living/kitchen area filled with natural light
- Two generous double bedrooms, including en-suite principal
- Stylish, modern kitchen with ample storage and gas hob
- Contemporary bathroom plus en-suite shower room
- Resident parking, double glazing, and newly fitted combi boiler

Energy Rating B. Council Tax Band E.

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

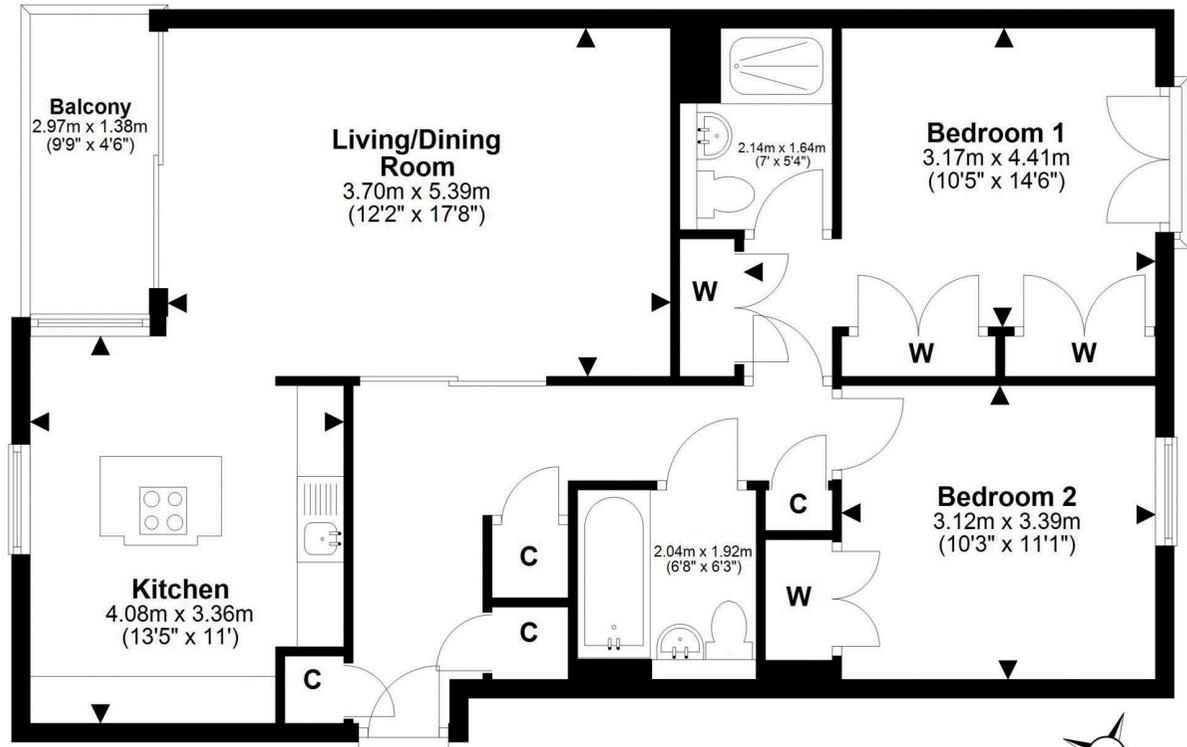


Fees payable to factor, Hacking and Paterson, approx. £400 a quarter

All fixtures, fittings, light fittings, curtains, blinds and integrated appliances (dishwasher, oven, hob, washer-dryer, fridge/freezer) will be included in the sale.

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 Craighleith 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.





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.

