



Flat 7, 10 East Pilton Farm Crescent

Edinburgh, EH5 2GH



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76sqm

EPC

B

AS Anderson
Strathern

Flat 7, 10 East Pilton Farm Crescent

Edinburgh, EH5 2GH

Flat 7 is a stylish and well-presented two-bedroom second floor apartment, forming part of a modern and well-established development to the north of Edinburgh's city centre. The property offers a range of desirable features, including double glazing, gas central heating and a private balcony, while the building itself benefits from lift access, secure entry system and residents' parking, factored by Hacking & Paterson.

The accommodation comprises a welcoming entrance hallway with secure entry phone system and excellent storage, leading through to a bright and spacious open plan living, kitchen and dining area with direct access to the balcony. The kitchen is fitted with contemporary units and integrated appliances, including a fridge freezer, dishwasher, oven, hob and extractor hood, with additional space provided for a washing machine. The principal bedroom enjoys built-in wardrobes and a modern en-suite shower room, while the second double bedroom also features integrated storage. A well-appointed bathroom with WC, wash hand basin and bath completes the accommodation.

Finished in neutral tones throughout, the property offers a move-in ready interior with scope for buyers to personalise to their own taste. It will appeal to a broad range of purchasers, including first-time buyers, professionals and investors, and is superbly positioned for easy access to the Western General Hospital, Forth Road Bridge and Edinburgh Airport.

Property features

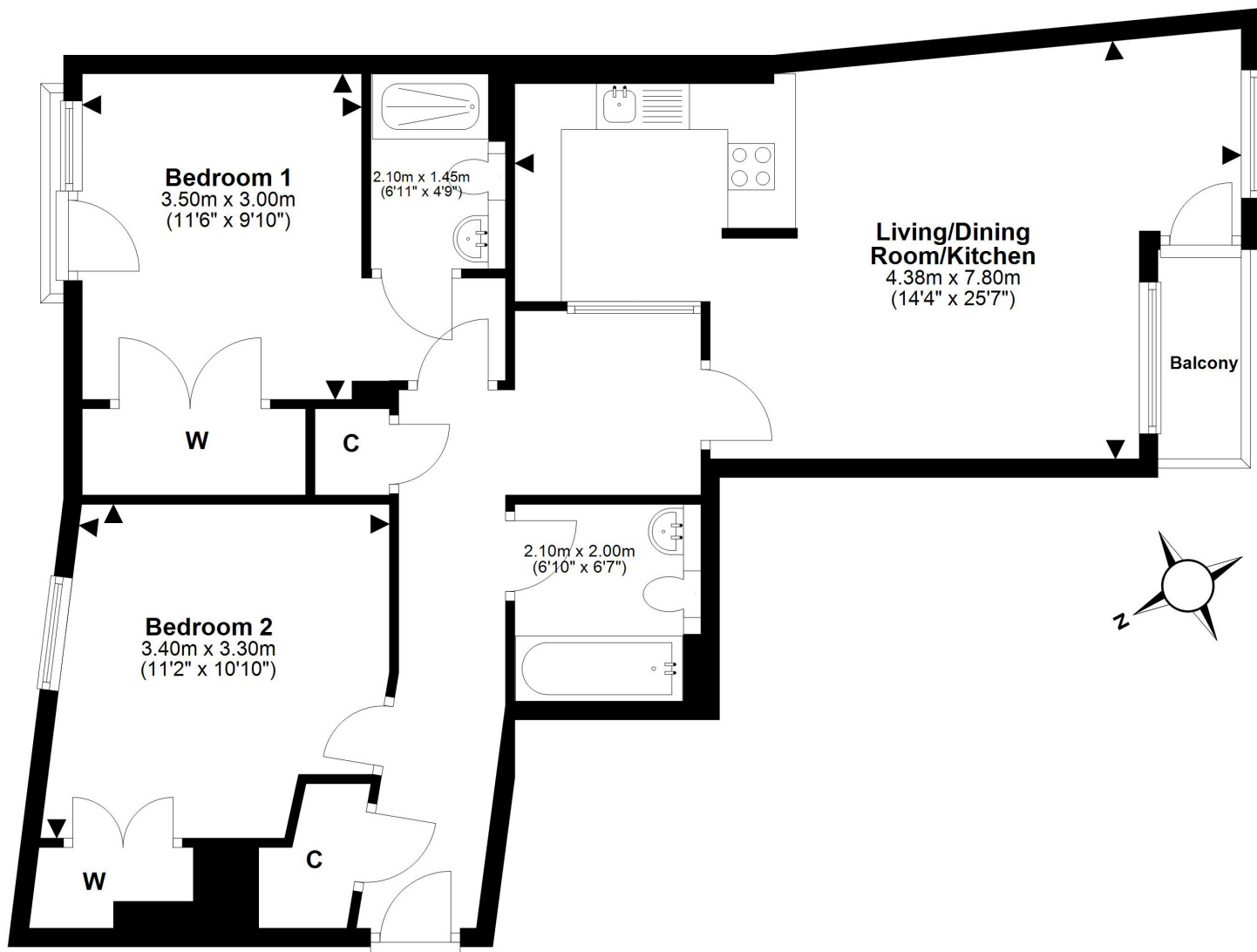
- Second floor modern flat
- Gas central heating
- Double glazing
- Residential development
- Residential parking
- Good access connections
- Secure entry phone system
- Lift access





Location

Situated within a modern residential development in the popular Pilton area of north Edinburgh, approximately three miles from Edinburgh's vibrant city centre, the location is exceptionally well connected, with frequent bus services and easy access to key commuter routes providing swift journeys into the city and beyond. Residents benefit from a wide range of local amenities, including supermarkets, shops and leisure facilities within walking distance, while nearby destinations such as Stockbridge, Craighleith Retail Park and Ocean Terminal offer an excellent choice of dining and retail options. The area is also ideally positioned for enjoying the outdoors, with the Royal Botanic Garden, Inverleith Park and the Water of Leith walkway all close at hand, as well as attractive coastal routes along the nearby waterfront.



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 appliances, light fittings and fixtures. The seller will not warrant the working order of the appliances, systems or services.

Council Tax band - E.

The building is factored by Hacking & Paterson at an approximate cost of £400-£500 per quarter, which includes block buildings insurance, maintenance of communal areas, lift maintenance and electricity for communal areas.

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.



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