

26 East Pilton Farm Crescent

FETTES, EDINBURGH, EH5 2GH



MCEWAN FRASER IS DELIGHTED TO PRESENT THIS FOUR BEDROOM MID TERRACED TOWNHOUSE TO THE MARKET



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McEwan Fraser is delighted to present this four-bedroom mid-terraced townhouse to the market. The property has been remodelled and extensively upgraded beyond the builder's original specification. Internally, the property offers a very flexible layout with accommodation over three floors. There is a balcony off the main lounge, another balcony off the master bedroom, a private rear garden, ample parking and a single garage to the rear.

Entering the property on the ground floor level, a wide welcoming hallway gives access to a ground floor double bedroom which is currently utilised as a dining room, utility room and breakfasting kitchen. The kitchen comprises a generous range of base and wall mounted units that offer excellent prep and storage space. There is also a built-in breakfast bar and a range of integrated appliances including a microwave, gas hob, electric oven, fridge freezer and dishwasher. There is plenty of space for a breakfast table adjacent to French doors which open into the rear garden. Adjacent to the kitchen, there is a superb utility room with partial tiling, WC and excellent laundry facilities.

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kitchen/diner





utility & ground floor hall



dining room





Moving up to the first floor, you find a generous living room and a well proportioned double bedroom. The living room is dual aspect and naturally bright with ample floor space for a variety of different furniture configurations. To the front, patio doors open onto a balcony which is perfect for a morning cup of coffee. A well proportioned double bedroom sits immediately adjacent to the lounge and there is plenty of space for a full suite of free-standing bedroom furniture.

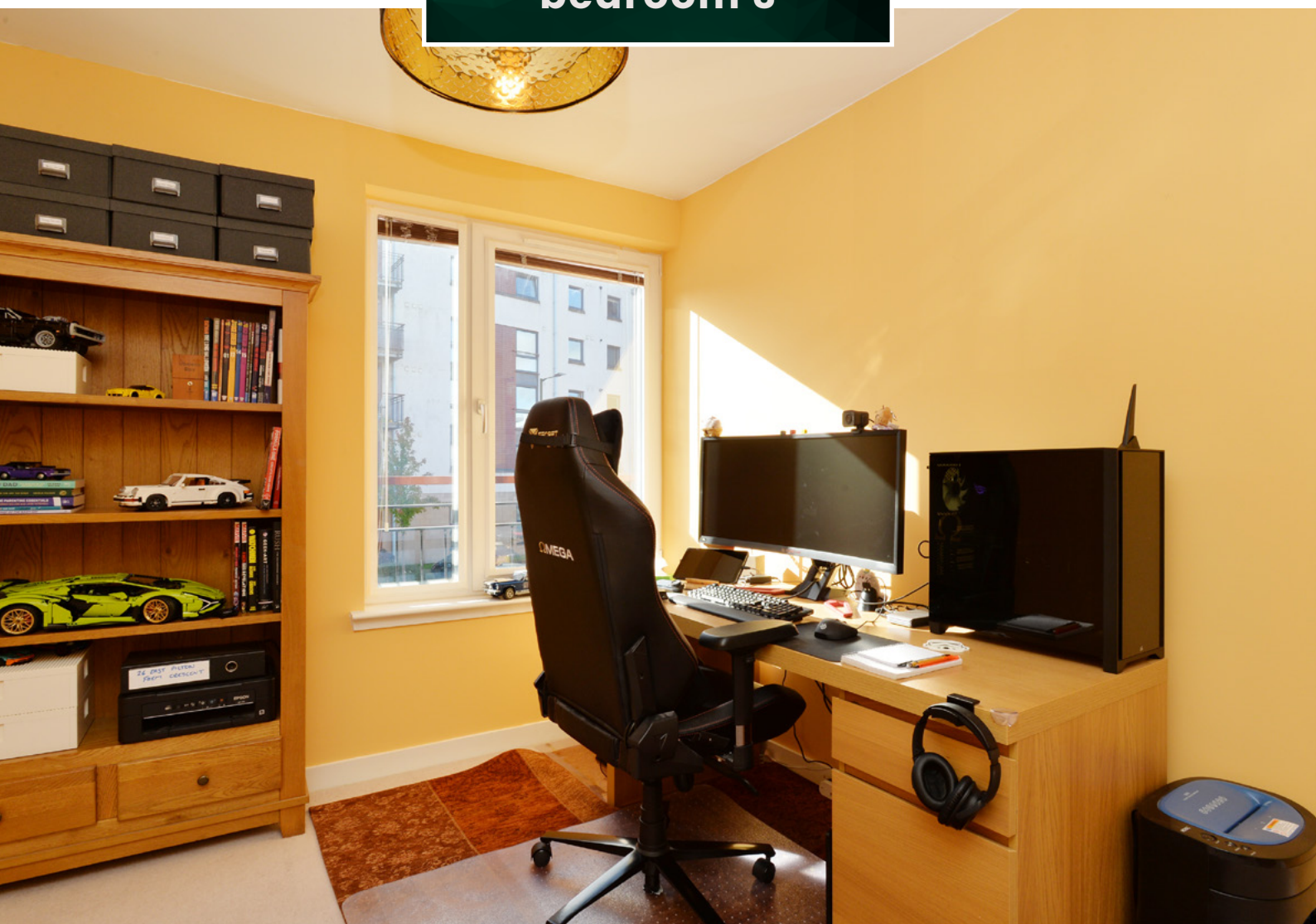
Accommodation on the upper floor includes the family bathroom, master bedroom with en-suite shower room and a further double bedroom. The master is a particularly generous suite with ample light, patio doors opening onto a balcony and a large integrated wardrobe. The attached en-suite shower room includes partial tiling and a large shower cubicle. The second bedroom on this level is a well proportioned double bedroom with integrated wardrobes. The family bathroom is partially tiled and boast a three-piece white suite with mains shower over bath.

lounge & balcony



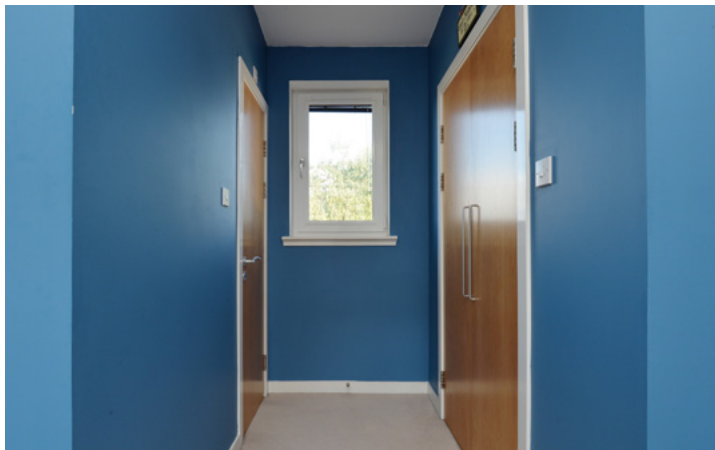


bedroom 3





**bedroom 1
&
en-suite**





bedroom 2





bathroom

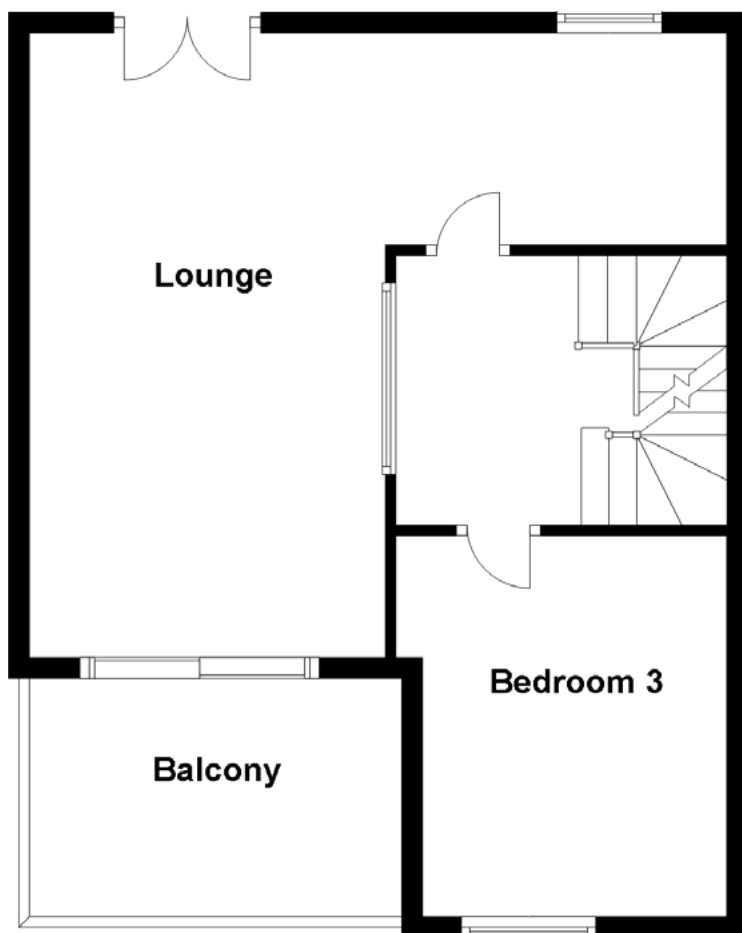
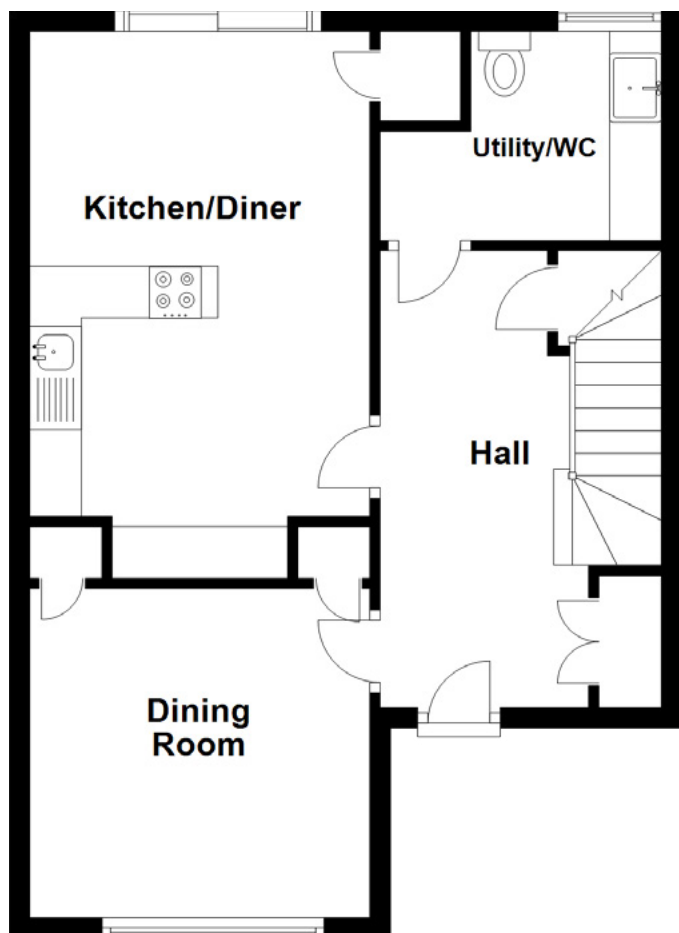


Externally, East Pilton Farm Crescent boasts ample parking for residents and visitors alike. The property enjoys a private rear garden which is partially laid to lawn and includes a patio.

Viewing is highly recommended!

garden & garage





Approximate Dimensions
(Taken from the widest point)

GROUND FLOOR

Kitchen/Diner 4.69m (15'5") x 3.29m (10'10")

Dining Room 3.29m (10'10") x 3.18m (10'5")

Utility/WC 2.72m (8'11") x 2.02m (6'8")

FIRST FLOOR

Lounge 6.64m (21'9") x 5.95m (19'6")

Bedroom 3 3.63m (11'11") x 2.90m (9'6")

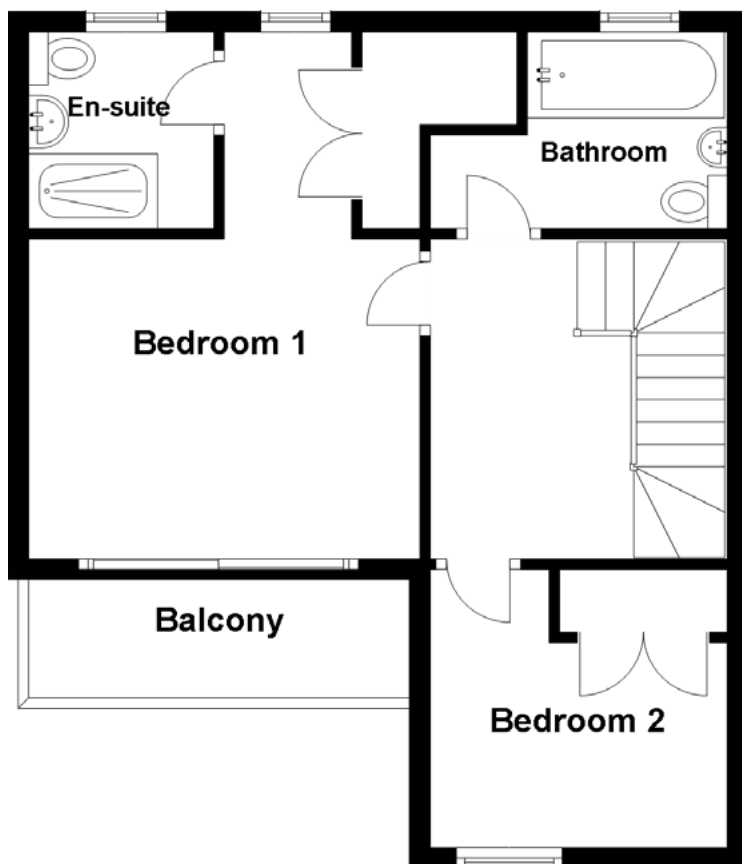
SECOND FLOOR

Bedroom 1 4.98m (16'4") x 3.70m (12'2")

En-suite 1.95m (6'5") x 1.85m (6'1")

Bedroom 2 2.91m (9'7") x 2.63m (8'8")

Bathroom 2.78m (9'1") x 1.85m (6'1")



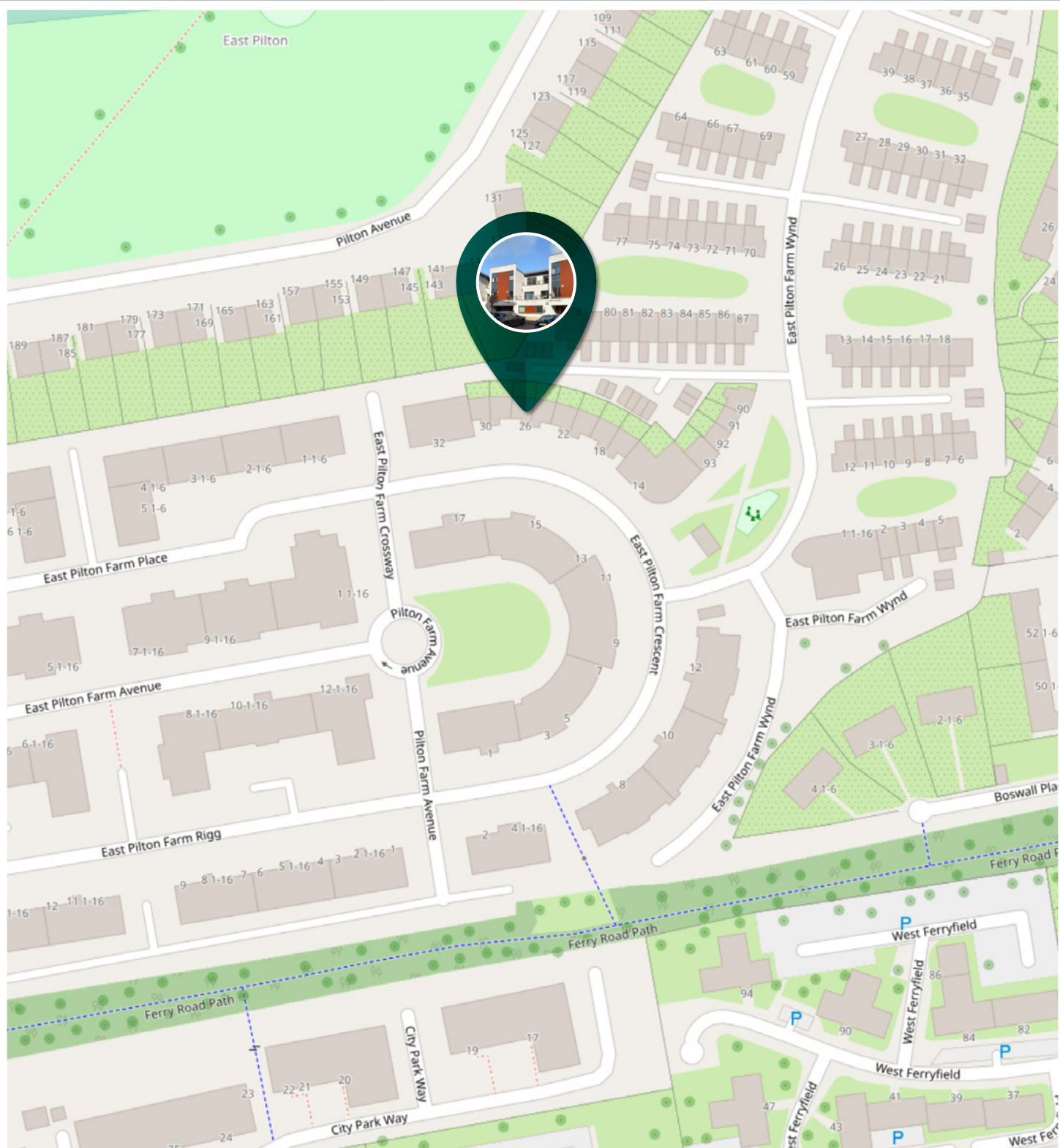
Gross internal floor area (m²): 137m²

EPC Rating: C



The property is located in Fettes, which lies in the north-west district of the city and is ideally placed for shopping, transport, educational and recreational facilities. Superb shopping facilities in the area include a Waitrose superstore at Comely Bank, a Morrisons superstore on Ferry Road and a further Morrisons at Granton, a large Asda at Newhaven and a Tesco in Broughton Road, with a wealth of High Street shops including a Sainsburys Superstore, Boots and Homebase at the Craigleith Retail Park.

The designer shops and department stores of the City Centre and the Ocean Terminal development are easily accessed via a frequent public transport system which passes close by, providing regular services to most parts of the City. Recreational facilities in the area include the Royal Botanic Gardens, Inverleith Park and the Ainslie Park Leisure Centre. The property is also ideal for potential purchasers employed in the Western General Hospital or Telford College in Crewe Road South, Selex at Crewe Toll or at the Lothian and Borders Police Headquarters in Carrington Road.



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