

# Flat 11, 14 East Pilton Farm Crescent

FETTES, EDINBURGH, EH5 2GH



*2 BED, 2 BATH, 2 BALCONIES  
AND A ROOF TERRACE*



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McEwan Fraser is delighted to present this superb two-bedroom modern apartment that has been significantly upgraded beyond the builder's original specification. The property is presented to the market in excellent condition and enjoys south and south-west facing balconies from the living room and master bedroom respectively. The property also has access to a large communal roof terrace, a secure entry-phone system, gas central heating, double glazing, and lift access. There are also well-maintained communal grounds with plenty of residents' parking.

The accommodation is focused on a bright and spacious living room, which is semi-open plan to the adjoining kitchen. Lots of glass means lots of light and the living room has plenty of space for a new owner to explore different furniture configurations as they create their ideal living space. The kitchen has a generous range of contemporary base and wall-mounted units arranged around a mix of integrated and free-standing appliances. There is a huge amount of prep and storage space for the demanding amateur chef. The kitchen and living room enjoy access to a sunny south-facing balcony.

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Bedroom one is a generous double bedroom integrated double wardrobe and plenty of space for further free-standing bedroom furniture. This bedroom benefits from a private southwest-facing balcony and a stylish en-suite shower room. Bedroom two is a further well-proportioned double with fitted wardrobes.











**Bedroom 2**



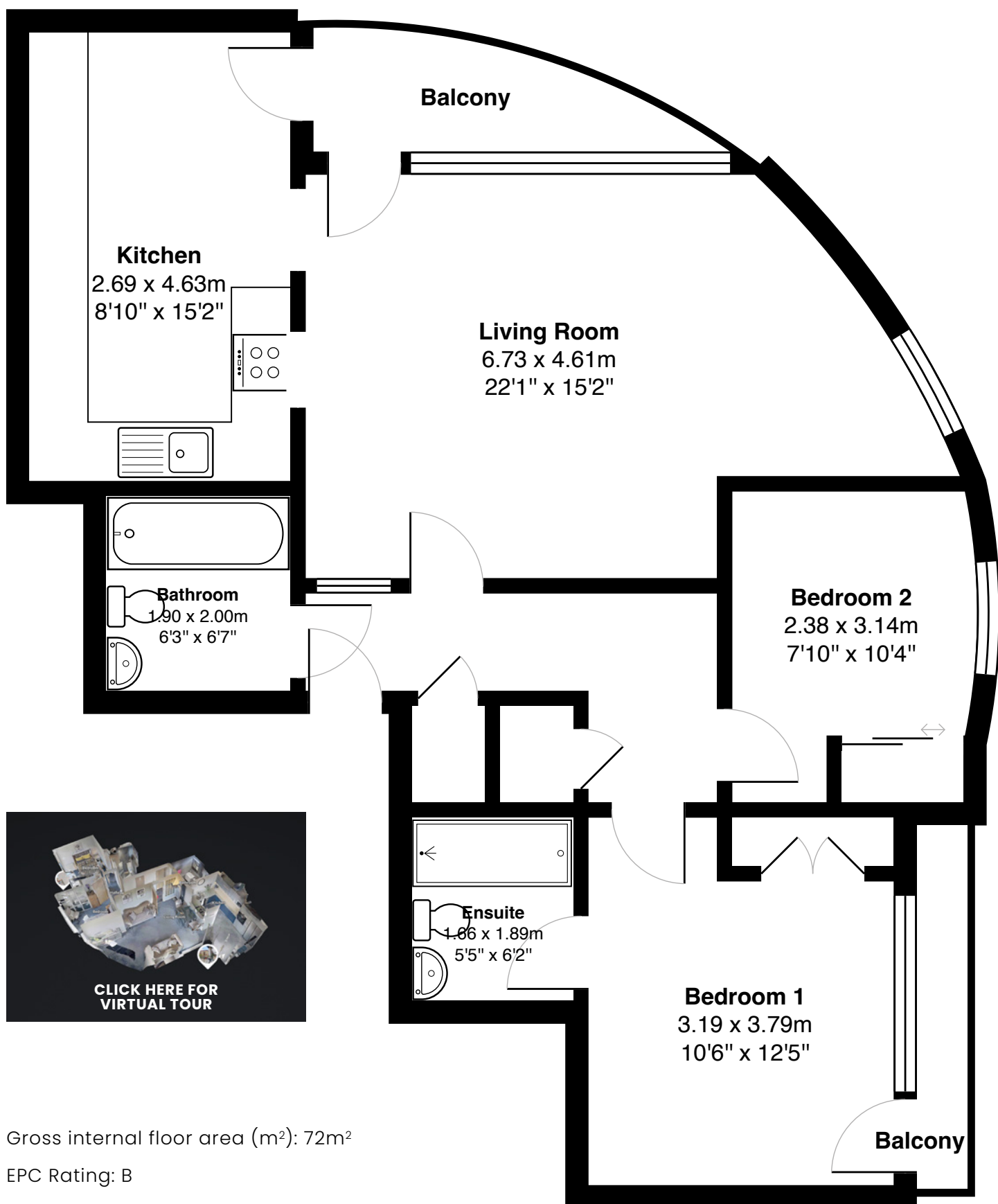




The internal accommodation is completed by a beautiful bathroom which is fully tiled and includes a contemporary three-piece suite with a shower over the bath.











Internal viewing is highly recommended to fully appreciate the position of the property and the quality of the finish on offer.







Lovely coastal scenery can be viewed via the rooftop terrace.







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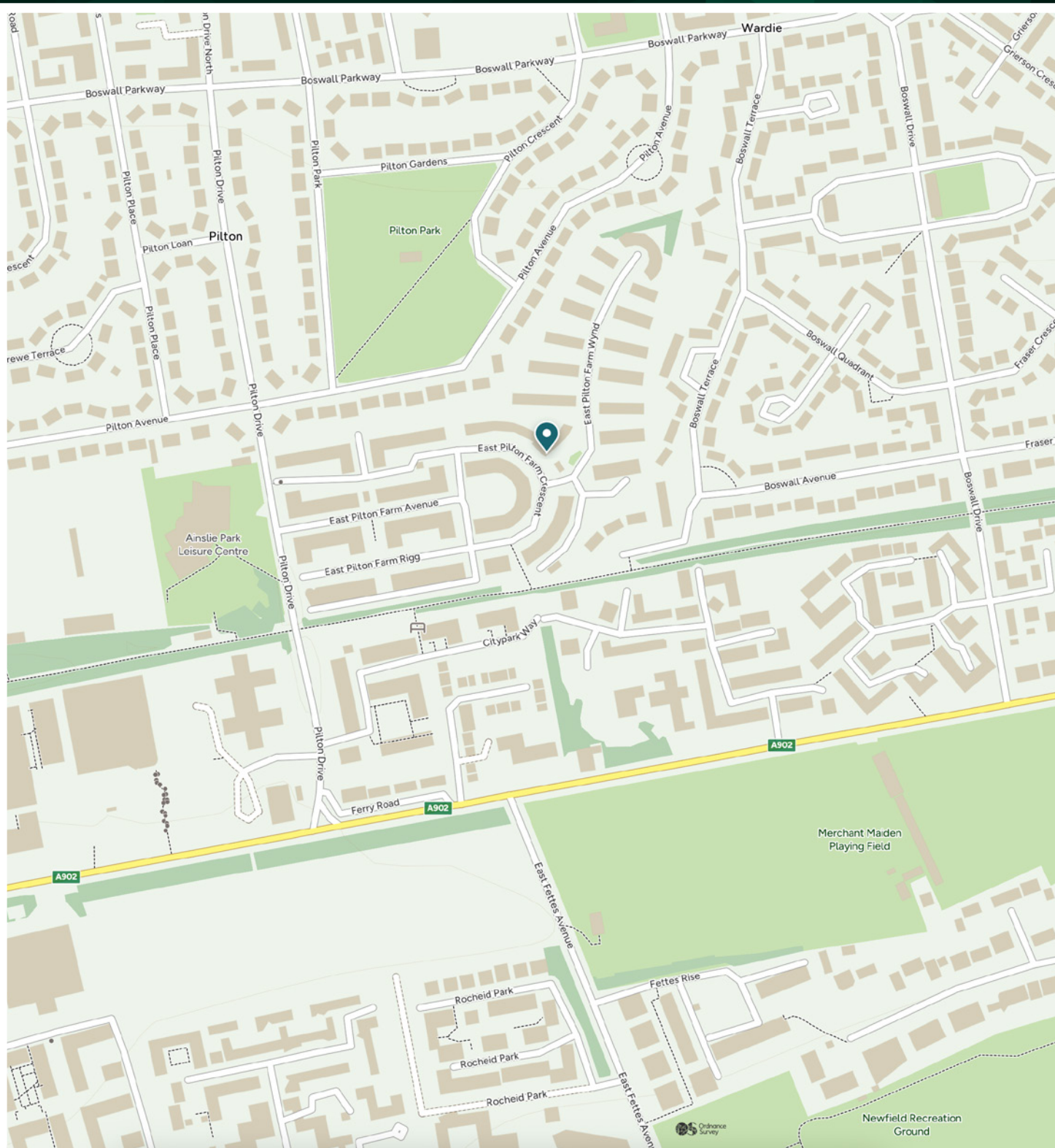
East Pilton Farm is an exclusive landscaped development situated in the popular residential area of Fettes. The area is well served by supermarkets with a Morrison's on Ferry Road, a Waitrose in Comely Bank, and a Sainsbury's at Craigleith, which are all within easy reach of the property. Stockbridge and neighbouring Comely Bank are only a short distance away and offer a selection of bars, boutiques, cafes, and independent shops. The recreational spaces of The Royal Botanic Garden and Inverleith Park are close by.

There are leisure facilities at the local Ainslie Park Leisure centre, Urban Village, and Westwood Health Club. Pleasant walks can also be enjoyed along the nearby Water of Leith pathways. Excellent schooling is available in both the public and private sectors including the well-regarded Edinburgh Academy and Fettes College. Easy access to the nearby A902 Ferry Road provides links to the City Bypass and major motorway networks, west towards Edinburgh Airport and the Forth Road Bridge/Queensferry Crossing, and east towards the East Lothian countryside, beaches, and golf courses.

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## The Location





# McEwan Fraser Legal

Solicitors & Estate Agents

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Part  
Exchange  
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THE SUNDAY TIMES  
THE SCOTSMAN



Text and description  
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