

# Flat 4, 6 East Pilton Farm Place

PILTON, EDINBURGH, EH5 2QQ



*BEAUTIFULLY PRESENTED THREE-BEDROOM APARTMENT  
WITH PRIVATE BALCONY AND MODERN INTERIORS*



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McEwan Fraser Legal is delighted to present this stylish and immaculately presented three-bedroom apartment that offers contemporary living in a sought-after residential development, perfectly suited for professionals, families, or investors alike.

The heart of the home is a bright and spacious open-plan living and dining area, enhanced by large windows that flood the space with natural light and provide a welcoming, airy atmosphere. The adjoining modern kitchen is thoughtfully designed with sleek cabinetry, quality integrated appliances, and ample worktop space, ideal for both everyday living and entertaining.

## The Property







A standout feature of the home is the private balcony, offering a peaceful outdoor retreat, perfect for enjoying morning coffee or evening relaxation.





The property boasts three well-proportioned double bedrooms, each finished to a high standard. The principal bedroom benefits from a chic en-suite shower room, while the remaining bedrooms are served by a stylish main bathroom featuring modern fixtures and fittings.







**Bedroom 2**





**Bedroom 3**



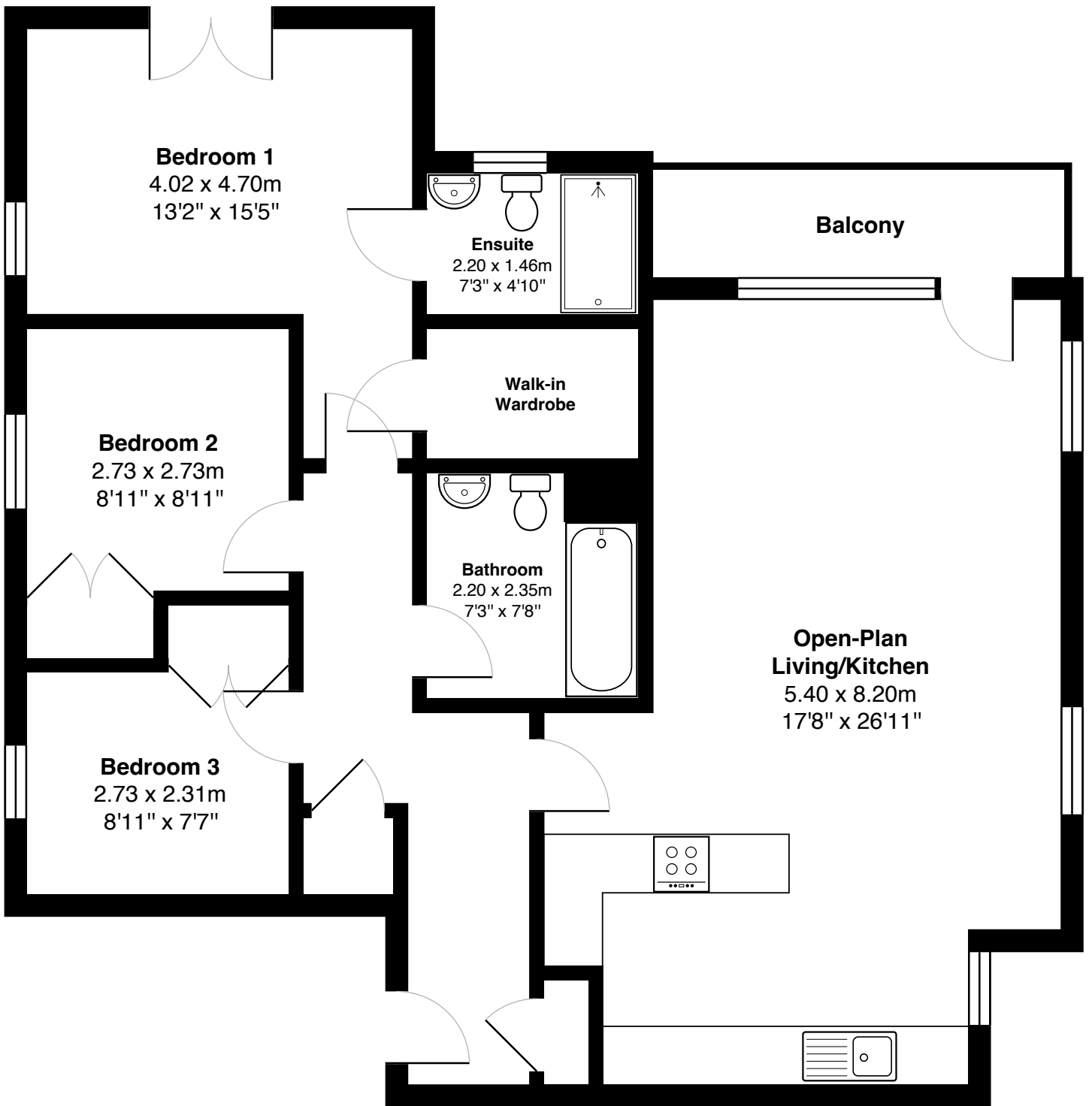




Externally, the development is set within landscaped grounds and enjoys a quiet yet convenient location, with easy access to local amenities, transport links, and green spaces. Further benefits include gas central heating and double glazing, ensuring comfort and energy efficiency all year round. The property is presented in true move in condition, offering a turnkey opportunity for buyers seeking a modern, low maintenance home.

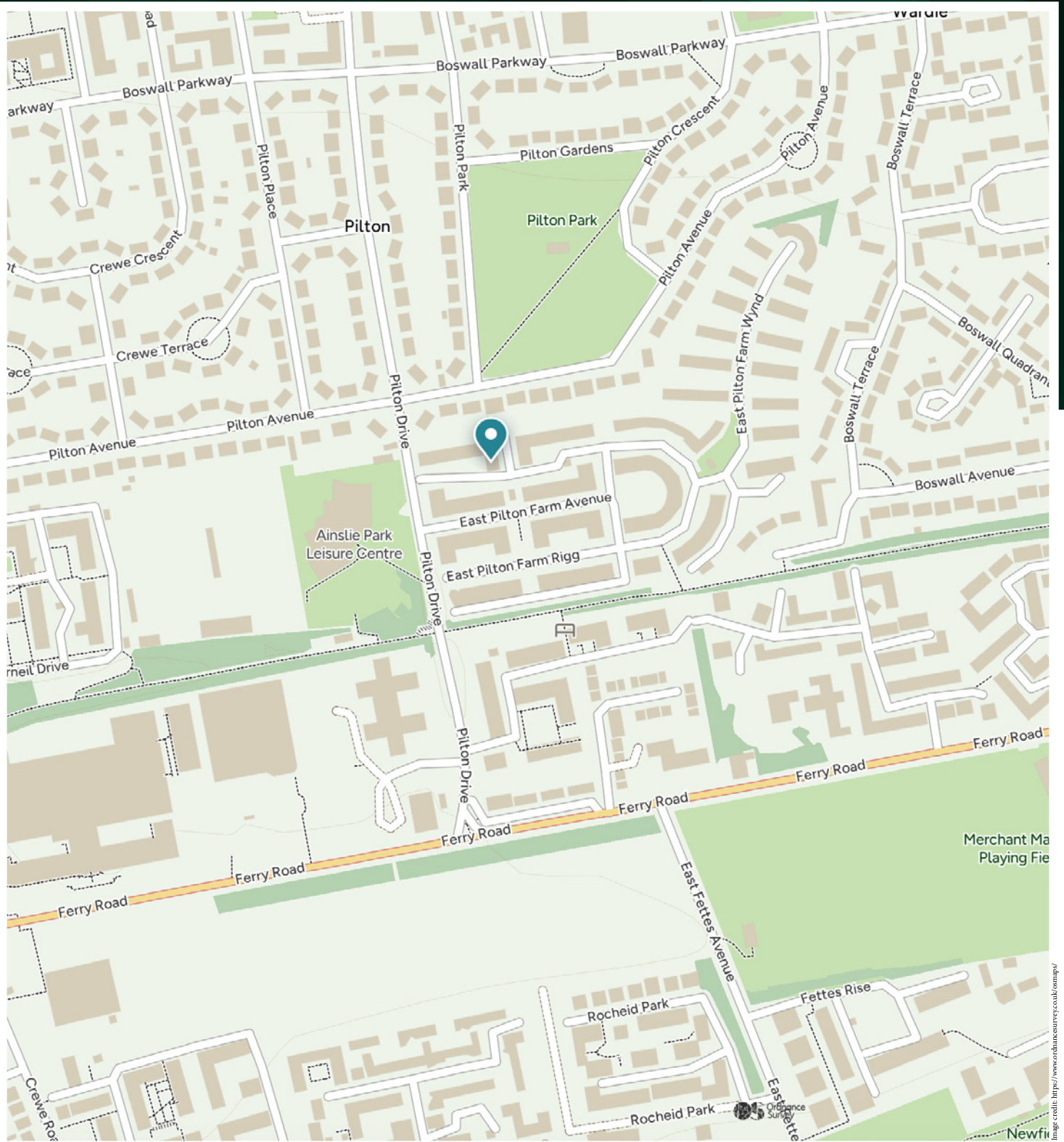
With its generous proportions, stylish finish and excellent location, this superb apartment represents a fantastic opportunity to acquire a high quality home in a sought after development. Early viewing is highly recommended to fully appreciate the space, specification and lifestyle on offer.

## The Property



Gross internal floor area (m<sup>2</sup>): 94m<sup>2</sup>

EPC Rating: B



# McEwan Fraser Legal

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