

# Flat 14, 9 East Pilton Farm Avenue

FETTES, EDINBURGH, EH5 2QW



*An impressive three-bedroom penthouse in the sought-after Fettes area, boasting a south-facing balcony*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



McEwan Fraser is delighted to present this exceptional dual aspect three-bedroom penthouse apartment, forming part of a highly regarded modern development on East Pilton Farm Avenue. Presented in excellent order throughout, the property enjoys a superb south-facing balcony along with stunning open views north towards the Firth of Forth.

# THE LIVING/DINING ROOM



Accessed via a secure entry system, the apartment opens into a welcoming reception hallway with generous built-in storage. At the heart of the home lies the bright and spacious open-plan living and dining area, beautifully proportioned and flooded with natural light. Large patio doors provide direct access to a substantial private balcony, an ideal space for outdoor entertaining or simply relaxing while taking in the impressive outlook.

# THE KITCHEN



The living space flows seamlessly into a sleek, contemporary fitted kitchen, creating a highly functional and stylish environment perfectly suited to modern living.





The principal bedroom is both elegant and well-sized, featuring built-in wardrobes, a modern en-suite shower room, and direct access to the balcony. Two further well-proportioned double bedrooms also benefit from built-in storage and balcony access, offering excellent flexibility for family living, guest accommodation, or home working. Completing the accommodation is a contemporary family bathroom fitted with a white three-piece suite and a shower over the bath.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3

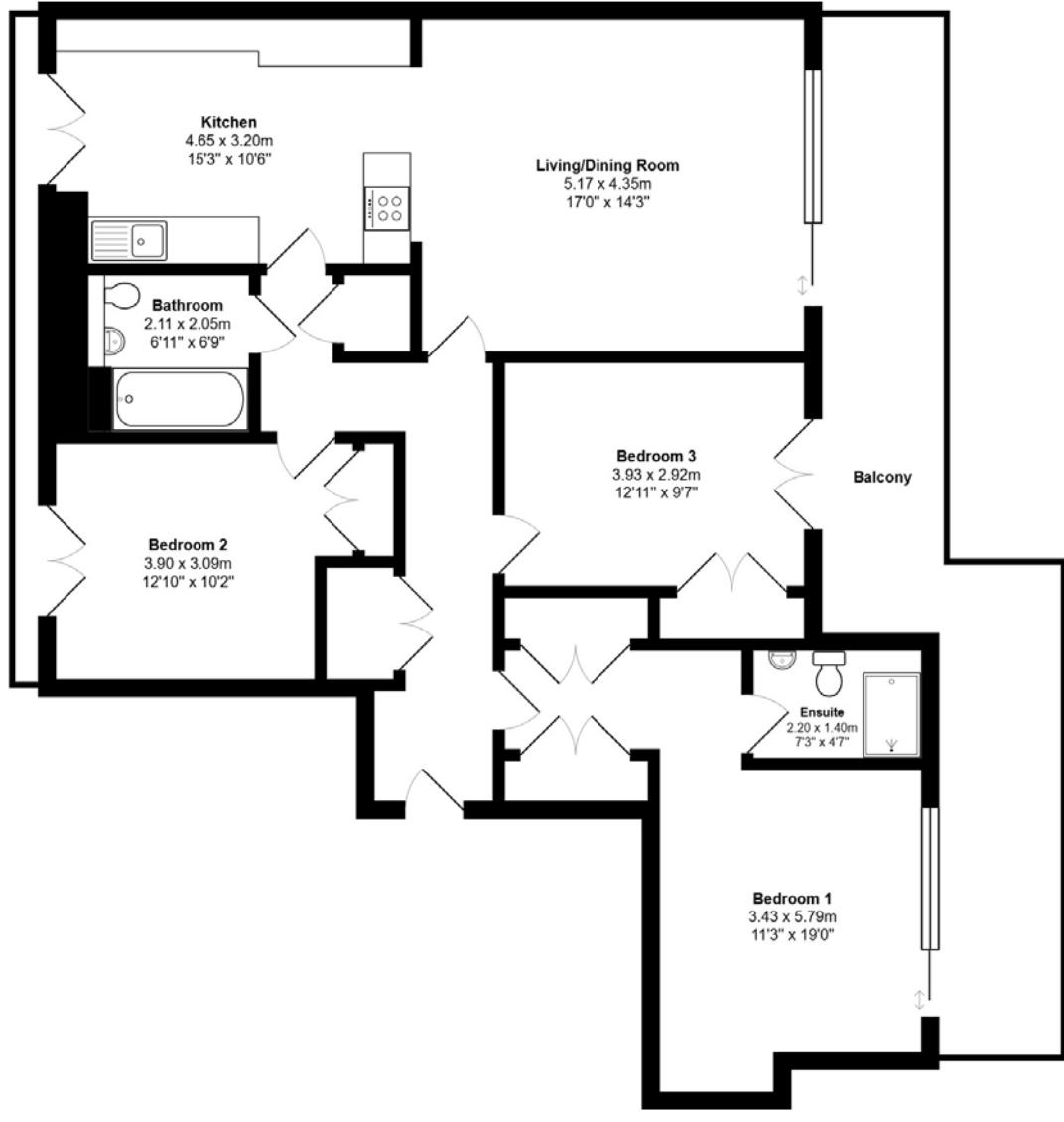


Further benefits include gas central heating, double glazing throughout, residents' parking, and an enviable location close to a wide range of local amenities, green spaces, and excellent transport links. This outstanding penthouse apartment will appeal to a variety of purchasers seeking stylish living in a well-connected setting.

## EXTERNALS & VIEWS

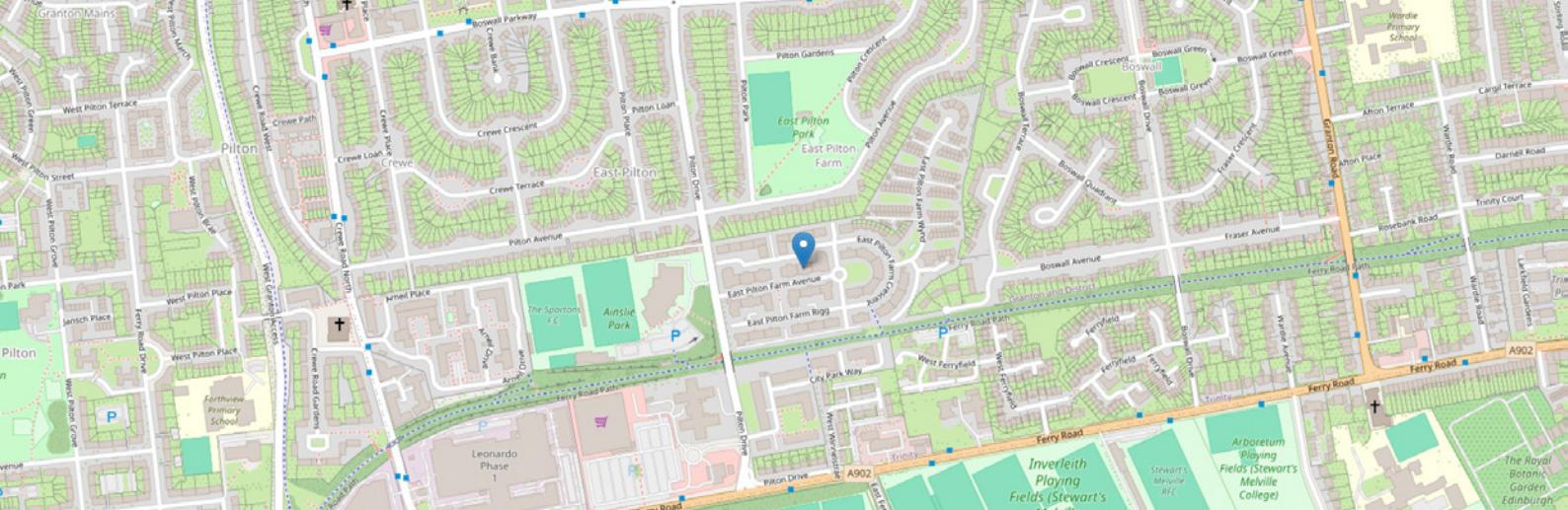


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 106m<sup>2</sup> | EPC Rating: B



# THE LOCATION

East Pilton Farm is set within the highly regarded Fettes area of north Edinburgh, combining modern residential living with excellent access to the city's core and an enviable range of local amenities. The development benefits from a well-connected position just off Ferry Road and Crewe Road, where frequent bus services provide direct and straightforward journeys into the city centre, including Princes Street, George Street and the West End, making everyday commuting convenient. The location also offers swift road access to the City Bypass, A90 and the wider motorway network, which is ideal for travel towards Edinburgh Airport and beyond.





East Pilton Farm's proximity to key supermarkets, including a large Morrisons on Ferry Road and further shopping at Craigleith Retail Park, makes daily life easy. Within close reach is Waitrose in Comely Bank, along with a broad selection of convenience stores, boutique shops, cafés, bars and restaurants in the nearby Stockbridge and Comely Bank districts, both of which are known for their vibrant and community-focused atmosphere.

The neighbourhood is rich in green and recreational spaces. Inverleith Park, the Royal Botanic Garden Edinburgh and the scenic Water of Leith Walkway provide attractive settings for walking, cycling and outdoor relaxation. Ainslie Park Leisure Centre, Westwoods Health Club and The Village Health and Wellness Club are all nearby and offer a wide range of indoor fitness and sporting facilities. Retail and leisure opportunities extend beyond local amenities, with additional shopping and dining available at Craigleith Retail Park and Ocean Terminal, both of which are easily accessible by car or public transport.

Overall, East Pilton Farm offers an excellent lifestyle opportunity in one of Edinburgh's most desirable residential districts, combining strong connectivity to the city centre with a wealth of local amenities, green space and leisure options close at hand.



**McEwan Fraser Legal**  
Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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