



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**9 East Pilton Farm Rigg**

FETTES, EDINBURGH, EH5 2GE

# THE PROPERTY

An excellent opportunity has arisen to acquire this impressive three-bedroom main door apartment split over two levels, located within the popular Fettes area of Edinburgh. Early viewing of this property is highly recommended.



Internally this accommodation is in excellent decorative order, briefly consisting of an entrance hallway with two storage cupboards, a bright and spacious dual-aspect lounge/diner with sliding glass doors to the ground-level private balcony. A breakfast bar connects the lounge/diner to the fully-fitted kitchen, which benefits from an integrated 4-gas hob, oven, extractor hood, fridge-freezer, dishwasher and washing machine. A comfortable double bedroom and partially-tiled, two-piece WC complete the downstairs.





**LOUNGE/DINER**



*"...a bright and spacious dual-aspect lounge/diner with sliding glass doors..."*



# KITCHEN





Upstairs, there are two large double bedrooms benefiting from Juliet balconies and double wardrobes. The master bedroom also has a large storage cupboard as well as a private en-suite which is partially-tiled and consists of a three-piece suite. The upstairs landing also has a linen cupboard which stores the boiler.

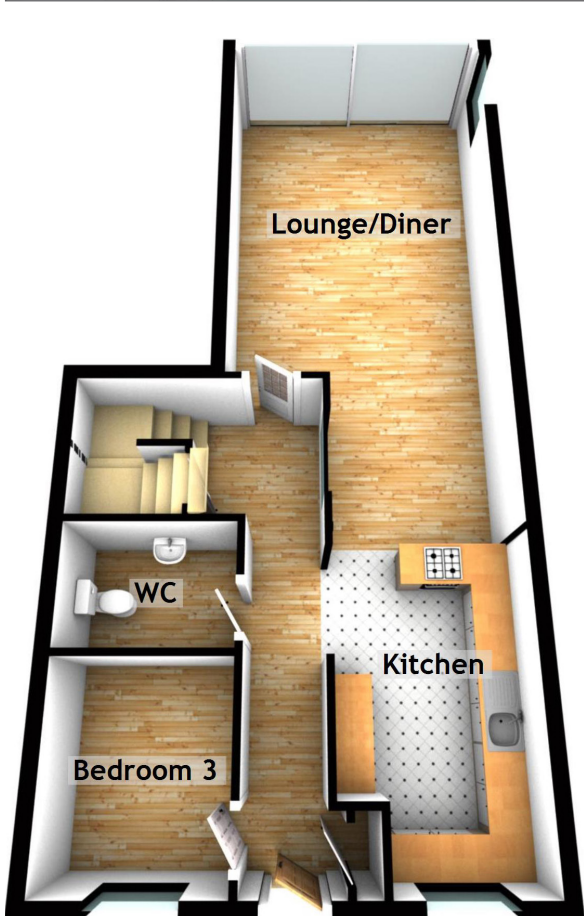
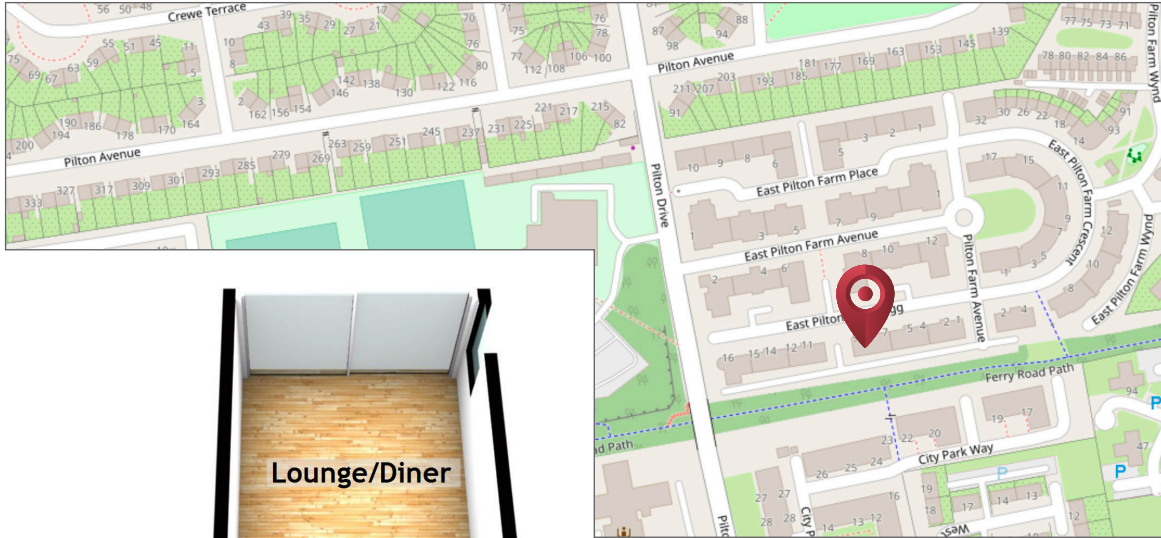
This property also benefits from; gas central heating, full double glazing and more than adequate residents parking with additional parking to accommodate visitors.











Approximate Dimensions  
(Taken from the widest point)

**GROUND FLOOR**

- Lounge/Diner 7.79m (25'7") x 3.87m (12'8")
- Kitchen 4.17m (13'8") x 2.45m (8')
- Bedroom 3 2.60m (8'6") x 2.21m (7'3")
- WC 2.21m (7'3") x 1.57m (5'2")

**FIRST FLOOR**

- Bedroom 1 5.23m (17'2") x 2.88m (9'5")
- Bedroom 2 3.27m (10'9") x 2.88m (9'5")
- Bathroom 2.21m (7'3") x 2.15m (7'1")
- En-suite 2.15m (7'1") x 1.69m (5'7")

Gross internal floor area (m<sup>2</sup>): 99m<sup>2</sup>

EPC Rating: B

Extras (Included in the sale):

All fixtures and fittings, including; light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.




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