

19/12 East Pilton Farm Crescent

NORTH FETTES, EDINBURGH, EH5 2GG



BRIGHT AND SPACIOUS THREE BEDROOM FLAT IN THIS DESIRABLE DEVELOPMENT AT NORTH FETTES



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McEwan Fraser Legal is delighted to present this three bedroom flat.

Inside, the property comprises of a fully equipped open plan kitchen living room with dual balconies. This large family space is an excellent area to both unwind and also entertain. The kitchen is fitted with double oven, gas hob, extractor hood as well as integrated washing machine, fridge freezer and dish washer.

There are three double bedrooms all of which have integrated wardrobes and the master bedroom further benefits from an en-suite shower room. The property benefits from a main family bathrooms with three piece bath with shower over the bath and has been upgraded by the current owners.

In addition to this, the property includes residents parking, double glazing throughout the property, gas central heating making for a warm home year round.

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Lounge Area



Kitchen Area





Bedroom 1







Bedroom 2

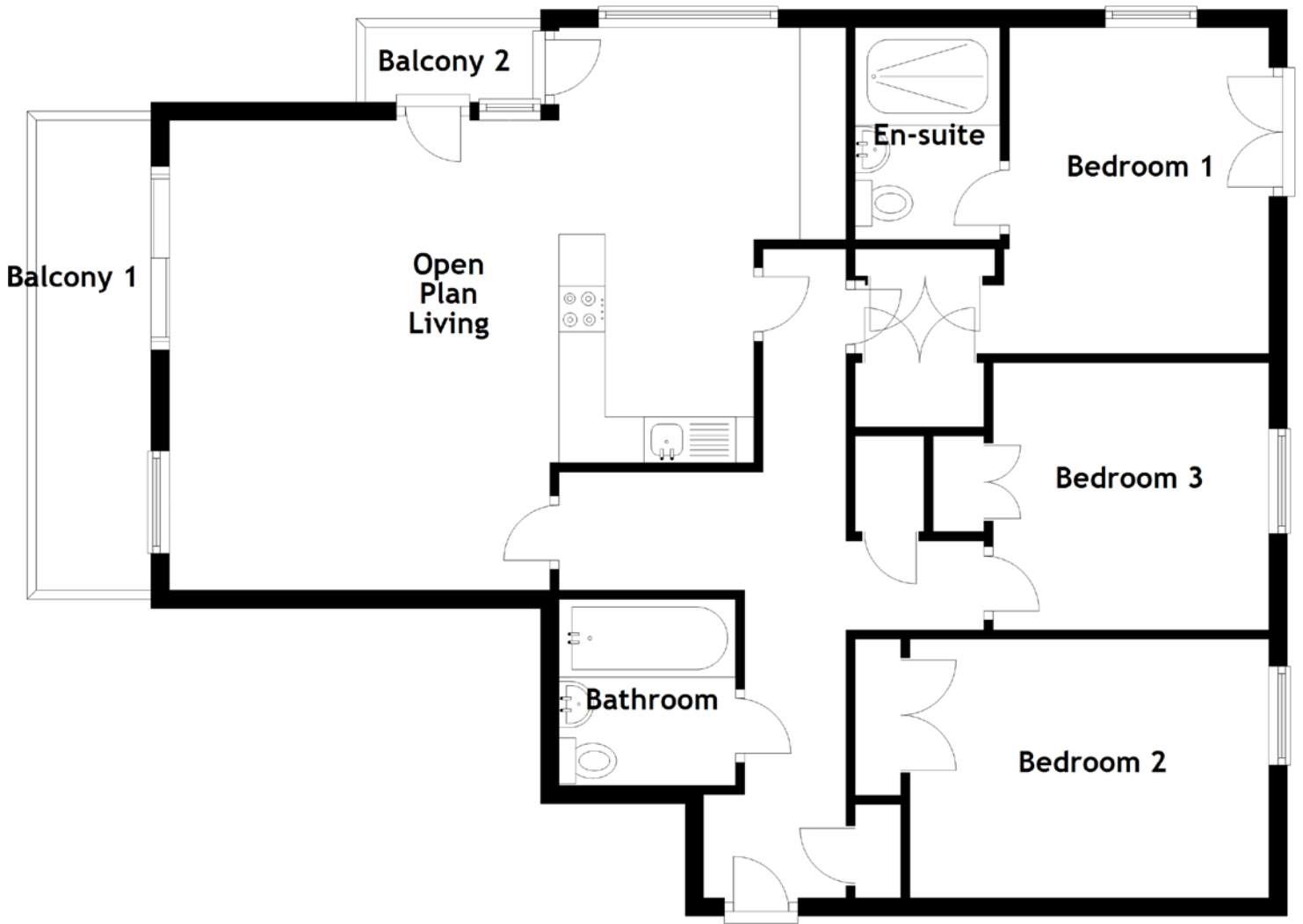




Bedroom 3







Approximate Dimensions

(Taken from the widest point)

Open Plan Living	6.83m (22'5") x 5.36m (17'7")
Bedroom 1	4.50m (14'9") x 3.55m (11'8")
Bedroom 2	3.90m (12'10") x 2.81m (9'3")
Bedroom 3	3.00m (9'10") x 2.91m (9'6")
Bathroom	2.03m (6'8") x 1.92m (6'4")
En-suite	2.31m (7'7") x 1.58m (5'2")

Gross internal floor area (m²): 96m²

EPC Rating: B

The Balconies





The property is located in the North Fettes area of Edinburgh, which lies in a North Western district of the city. The property is ideally placed for shopping, transport, educational and recreational facilities. Local shopping is within walking distance in Stockbridge where you have Waitrose supermarket, but for those whose needs are greater, a wider range of shops can be found at the city centre, which, as previously mentioned, is only a short bus or car journey away. The nearby Village Hotel is a stylish hotel with pool, gym, pub/grill and Starbucks all on-site, and is a ten minute walk from the property.

Local state and private schools are within walking distance, as are many fine recreational facilities within the area. The Ainslie Park Recreational Centre, having sports facilities and a swimming pool, is a prime example. There is an excellent bus service close to hand, which will take you the short 10 minute journey into the city centre.

The Location

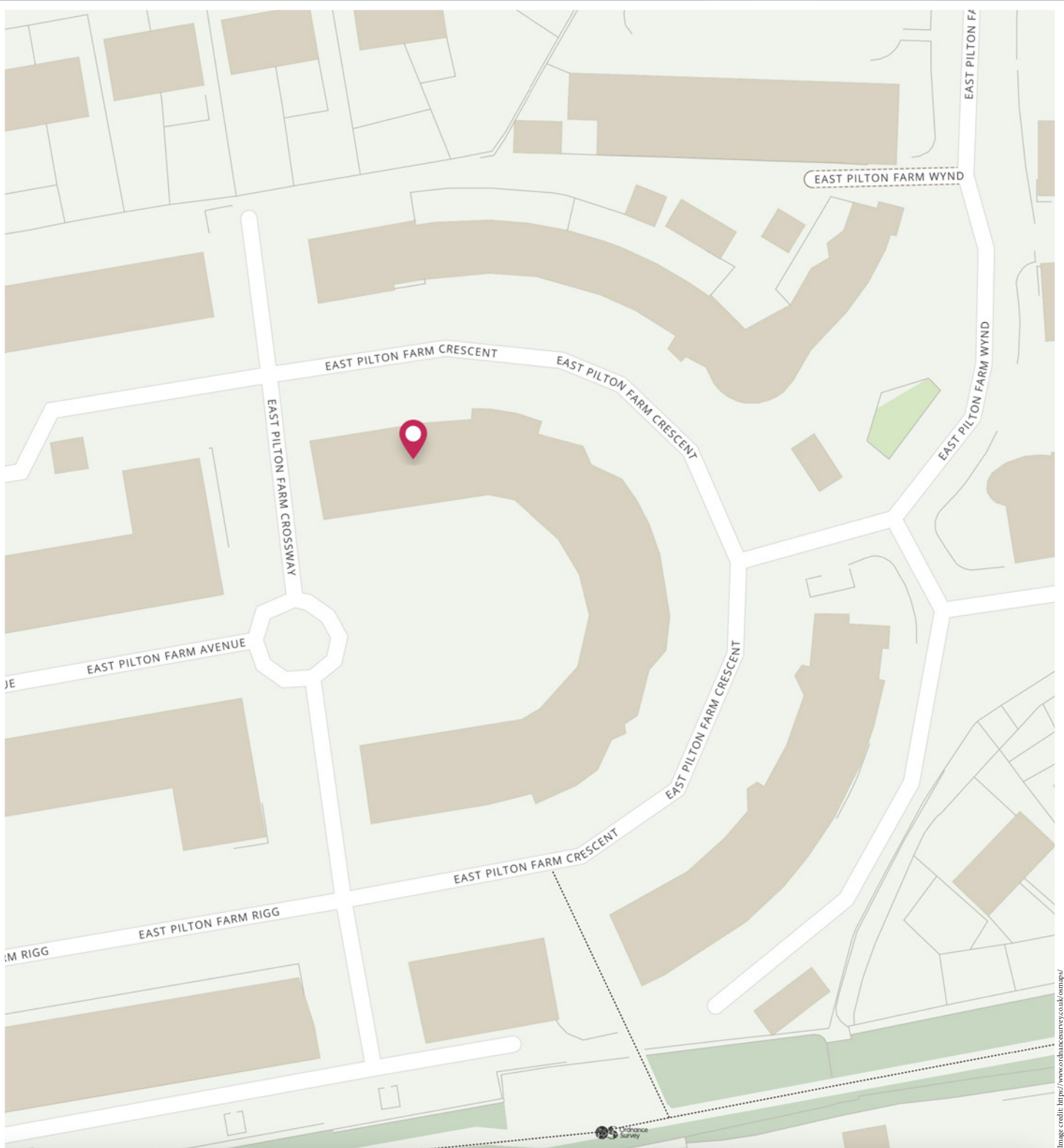


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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