

13/5 East Pilton Farm Crescent

FETTES, EDINBURGH, EH5 2GF



*SUPERB THREE-BEDROOM
APARTMENT WITH TWO BALCONIES*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this superb three-bedroom apartment in one of Edinburgh's most sought-after residential areas. The property is presented to the market in excellent internal order, enjoys excellent internal proportions, two balconies, gas central heating, double glazing, integrated storage, lift access, a secure entry system, and ample parking for residents and visitors alike.

The accommodation is focused on a spacious, open-plan kitchen/living room with a dual aspect east-facing balcony, allowing in a lot of natural light. Neutrally decorated and carpeted, the living area has vertical radiators to help maximise the available space. There is plenty of space for a large suite, dining table, and supporting furniture. This will give the new owner plenty of flexibility to create their ideal entertaining space. The kitchen is slightly separated from the living area by a breakfast bar and is comprised of a generous range of base and wall-mounted units that offer excellent prep and storage space. There is a range of integrated appliances including a gas hob, electric oven, and fridge freezer. Space is provided for a free-standing washing machine and dishwasher.











Bedroom one is a generous double bedroom with a large integrated wardrobe, west-facing private balcony, and an en-suite shower room. There is plenty of space for a large frame bed and supporting furniture. The en-suite shower room is partially tiled and has a white suite and a large shower cubicle with a mains shower.







Bedroom two is a spacious double with a Juliet balcony and an integrated wardrobe. Bedroom three is a large single bedroom that would make a fantastic nursery or home office.





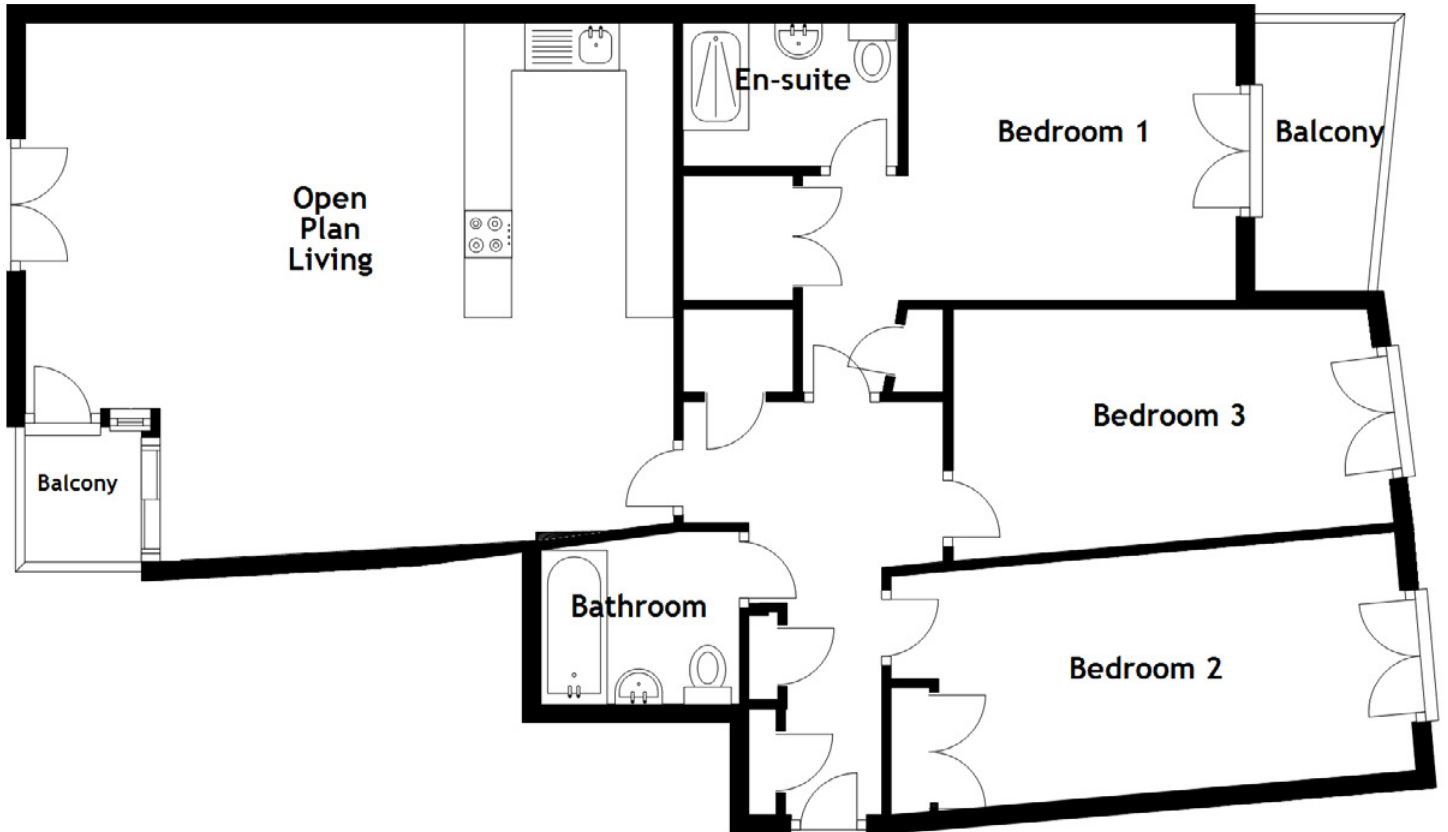
Bedroom 3



The accommodation is completed by the master bathroom which is partially tiled and boasts a three-piece white suite.

Viewing is essential to fully appreciate both the quality of the flat and the proportions on offer.





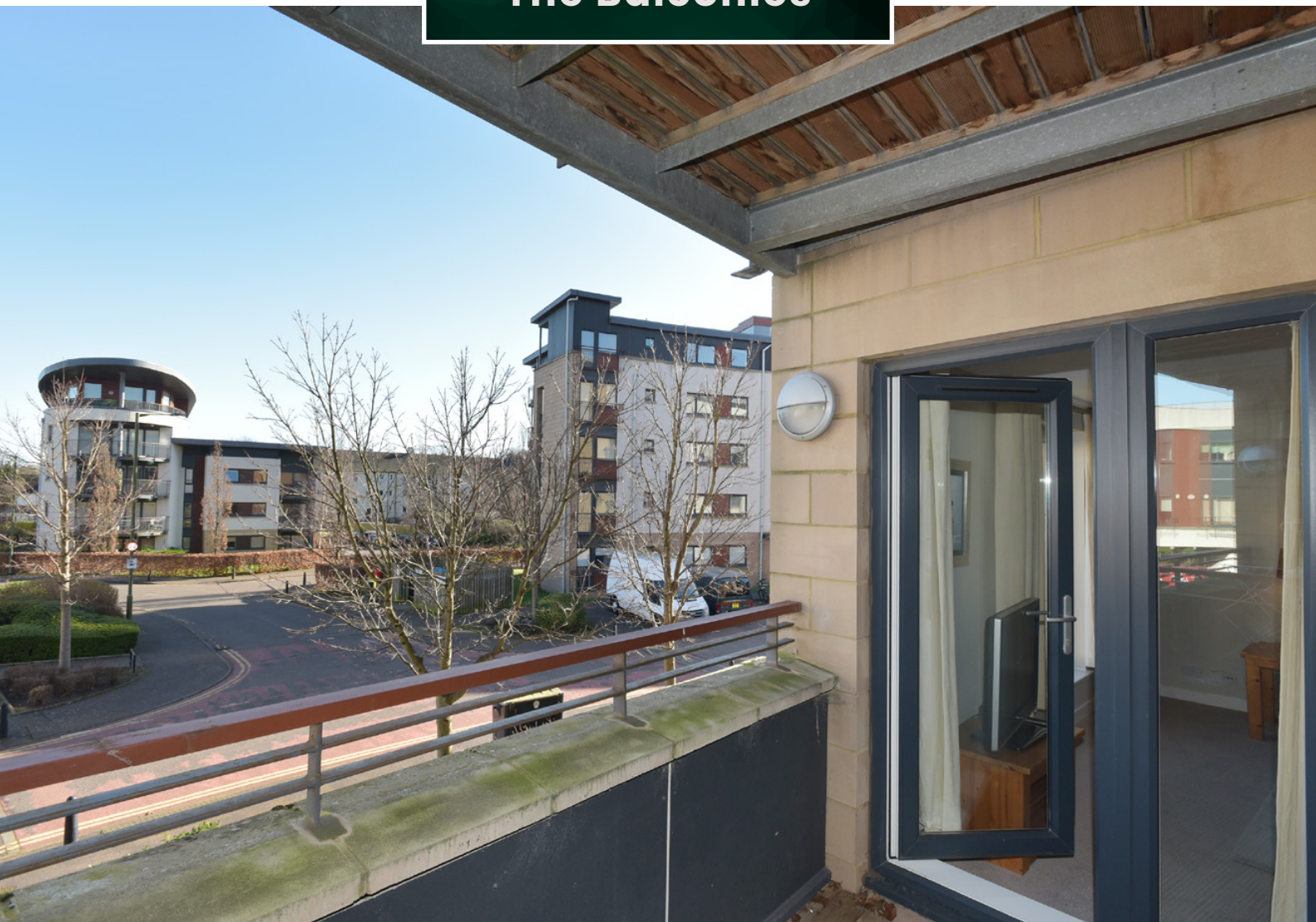
Approximate Dimensions

(Taken from the widest point)

Open Plan Living	6.14m (20'2") x 5.60m (18'4")	Gross internal floor area (m ²): 92m ² EPC Rating: B
Bedroom 1	4.59m (15'1") x 2.80m (9'2")	
En-suite	2.28m (7'6") x 1.51m (4'11")	
Bedroom 2	4.70m (15'5") x 2.68m (8'10")	
Bedroom 3	4.30m (14'1") x 2.73m (9')	
Bathroom	2.08m (6'10") x 2.03m (6'8")	



The Balconies



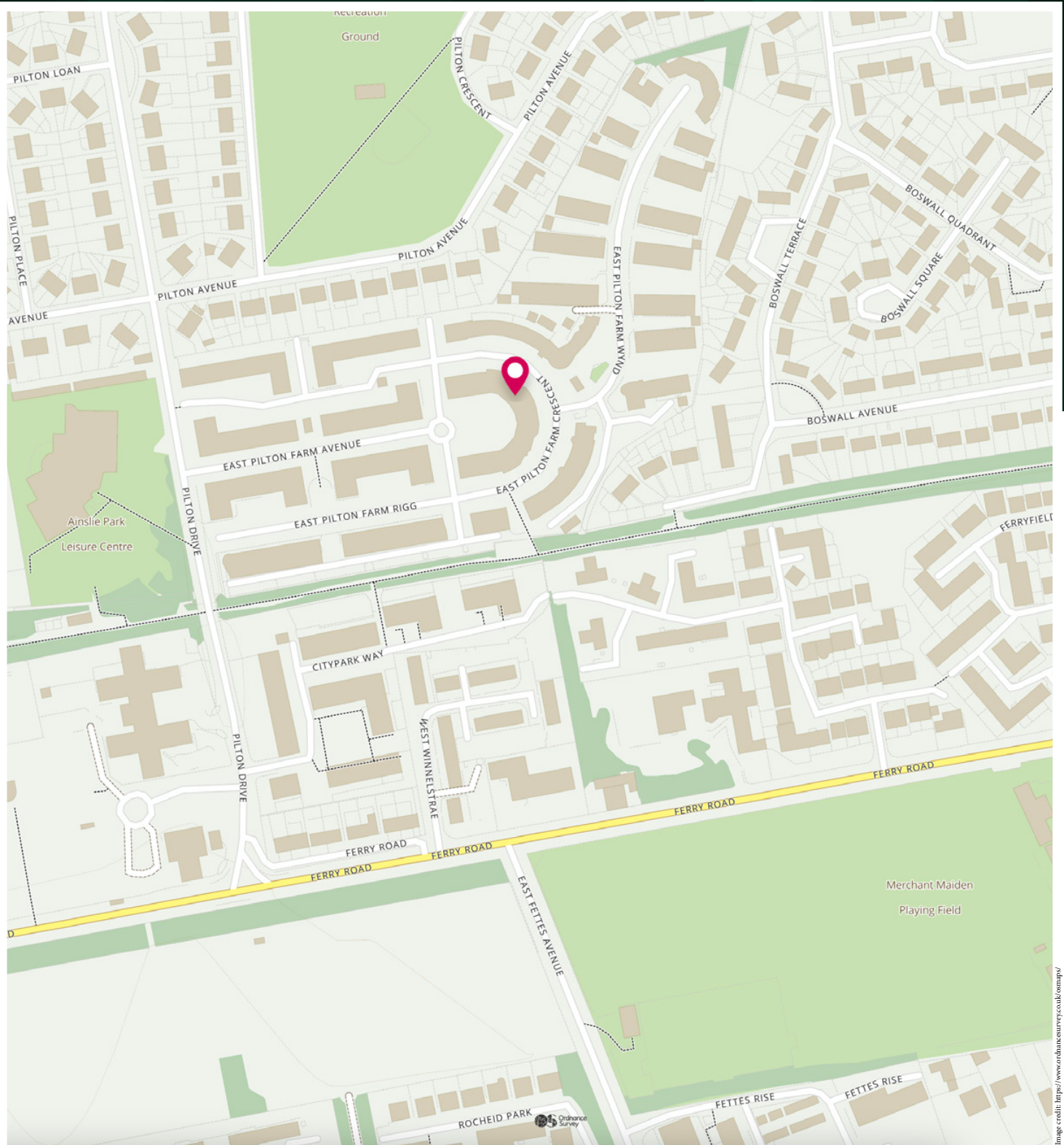




East Pilton Farm is an exclusive landscaped development situated in the popular residential area of Fettes. The area is well served by supermarkets with a Morrison's on Ferry Road, a Waitrose in Comely Bank, and a Sainsbury's at Craighleith, which are all within easy reach of the property. Stockbridge 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 & 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.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.