

75 East Pilton Farm Wynd

FETTES, EDINBURGH, EH5 2GL



An impressive three-bedroom modern townhouse offering spacious accommodation over three levels, with a private courtyard garden, fantastic roof terrace, balcony and garage



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this impressive modern townhouse, offering exceptionally spacious and flexible accommodation arranged over three levels, together with a superb collection of private outdoor spaces. With a courtyard garden, balcony and wonderful roof terrace, as well as the considerable benefit of a private garage, this is a distinctive home that offers something a little different from the typical modern development. The property also benefits from double glazing and a recently installed air source heat pump, helping to improve the home's overall energy efficiency.

THE LIVING ROOM



The ground floor opens into a welcoming entrance hallway which sets the tone for the bright and well-proportioned accommodation beyond. The generous living room provides an excellent everyday living space, with a large picture window allowing plenty of natural light to flood the room.

THE KITCHEN/DINER



From here, the accommodation flows through to the contemporary dining kitchen, which provides an excellent range of fitted units, ample preparation and storage space, and plenty of room for a dining table. This creates a sociable heart to the home and an ideal space for both everyday family life and entertaining. A useful WC completes the ground-floor accommodation.





A carpeted staircase rises to the first floor, where there are two particularly generous double bedrooms. Both benefit from built-in wardrobes, providing excellent storage while leaving plenty of floor space for additional bedroom furniture. The bedrooms are served by a stylish family bathroom, fitted with a modern suite and shower over the bath.

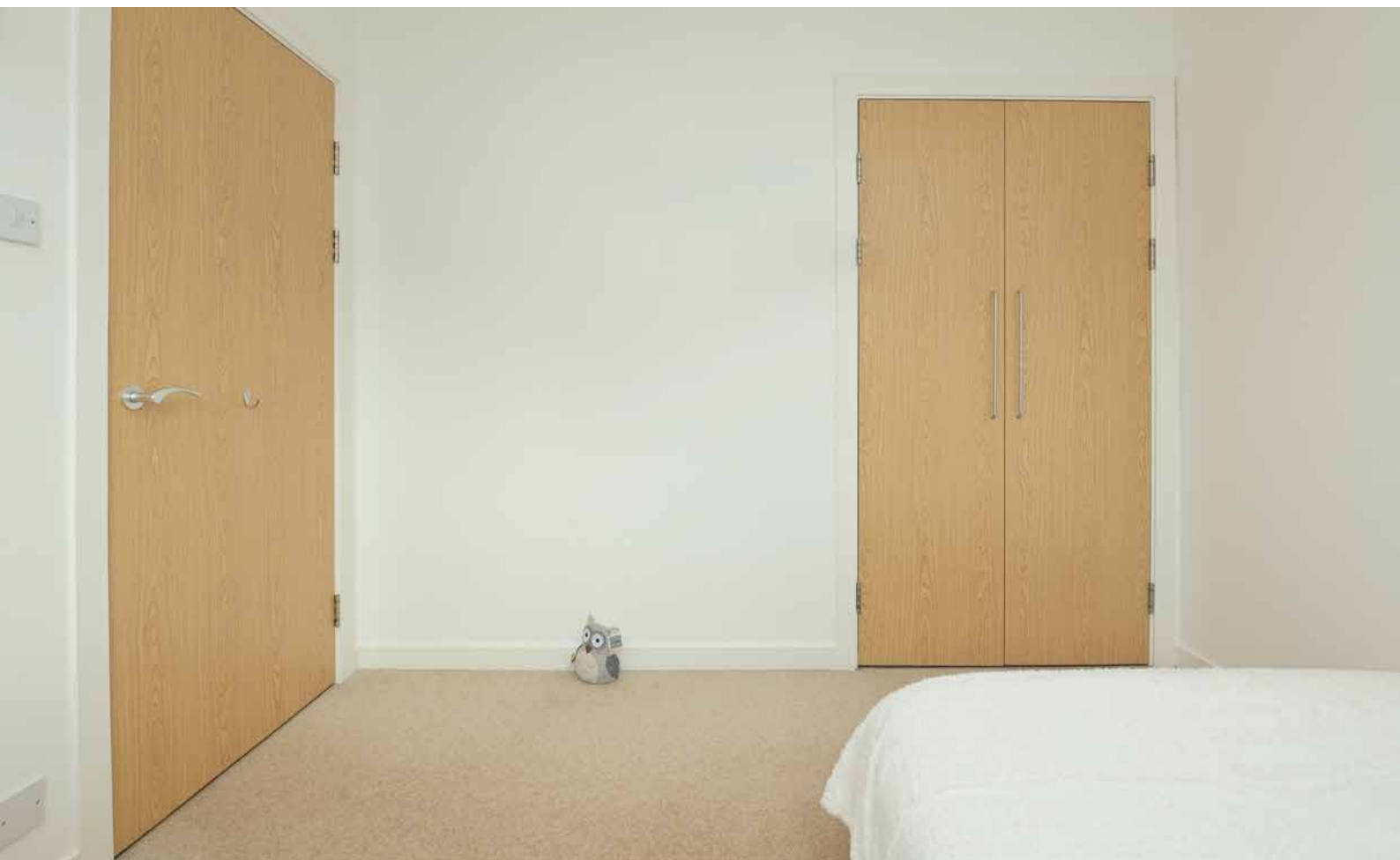
THE BATHROOM



BEDROOM 2



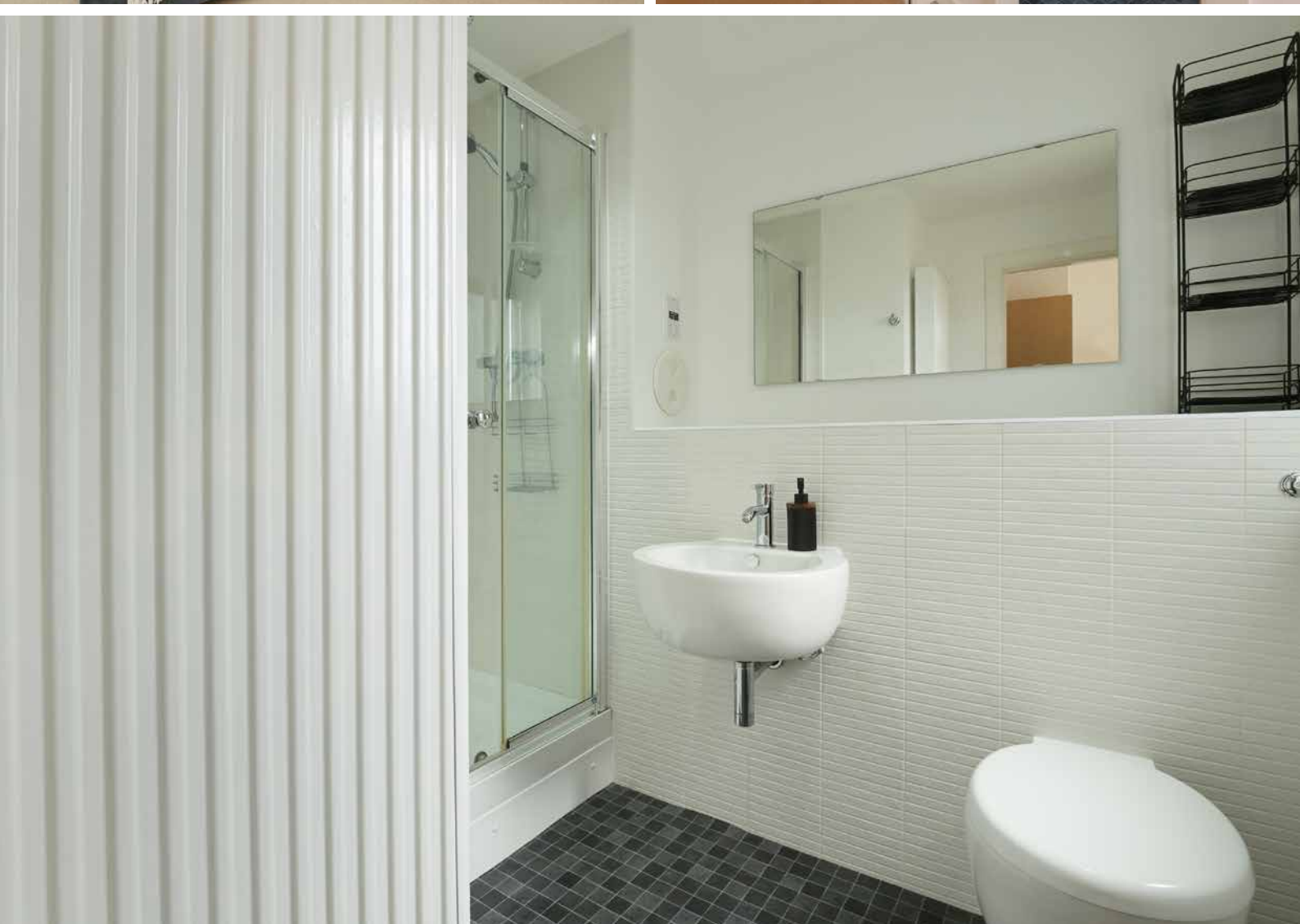
BEDROOM 3



The entire upper level is dedicated to the impressive principal bedroom suite, giving it a wonderful sense of privacy and separation from the rest of the house. The bedroom itself is exceptionally well proportioned and incorporates a large double built-in wardrobe, an elegant en-suite shower room and direct access to a private balcony. It creates a superb retreat and is a real highlight of the property.

THE PRINCIPAL SUITE

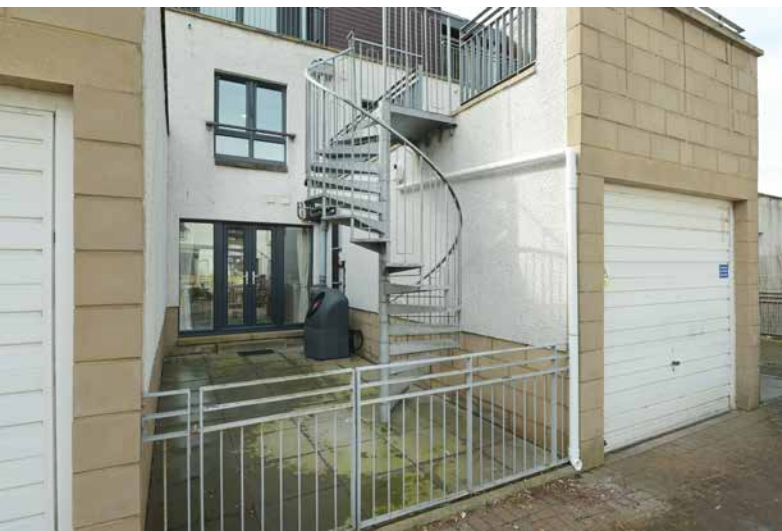




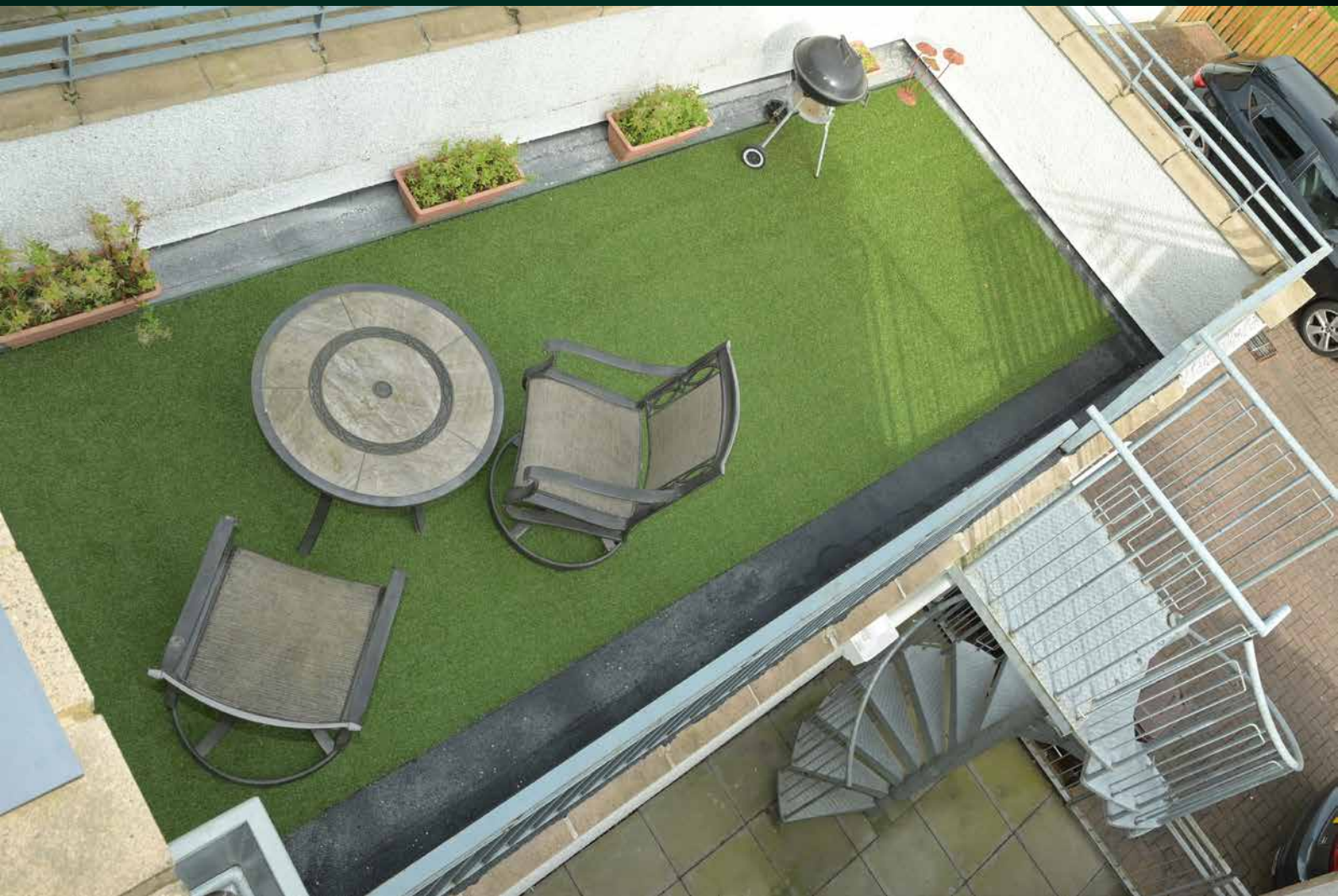
The outdoor space further distinguishes this home. At ground level there is a private courtyard garden, providing a pleasant and easily maintained space for sitting outside. A striking spiral staircase rises from the courtyard to the fantastic private roof terrace, creating an additional outdoor entertaining area and a feature rarely found in properties of this type. Combined with the balcony, the house offers an exceptional choice of private outside spaces across different levels.

Completing the package is a private garage, providing secure parking or valuable additional storage. Set within an attractive and peaceful modern development, yet ideally positioned for excellent local amenities, extensive green spaces and convenient transport connections, this is an exceptionally versatile home that should appeal to professionals, couples and families looking for generous accommodation in a highly desirable location.

EXTERNALS



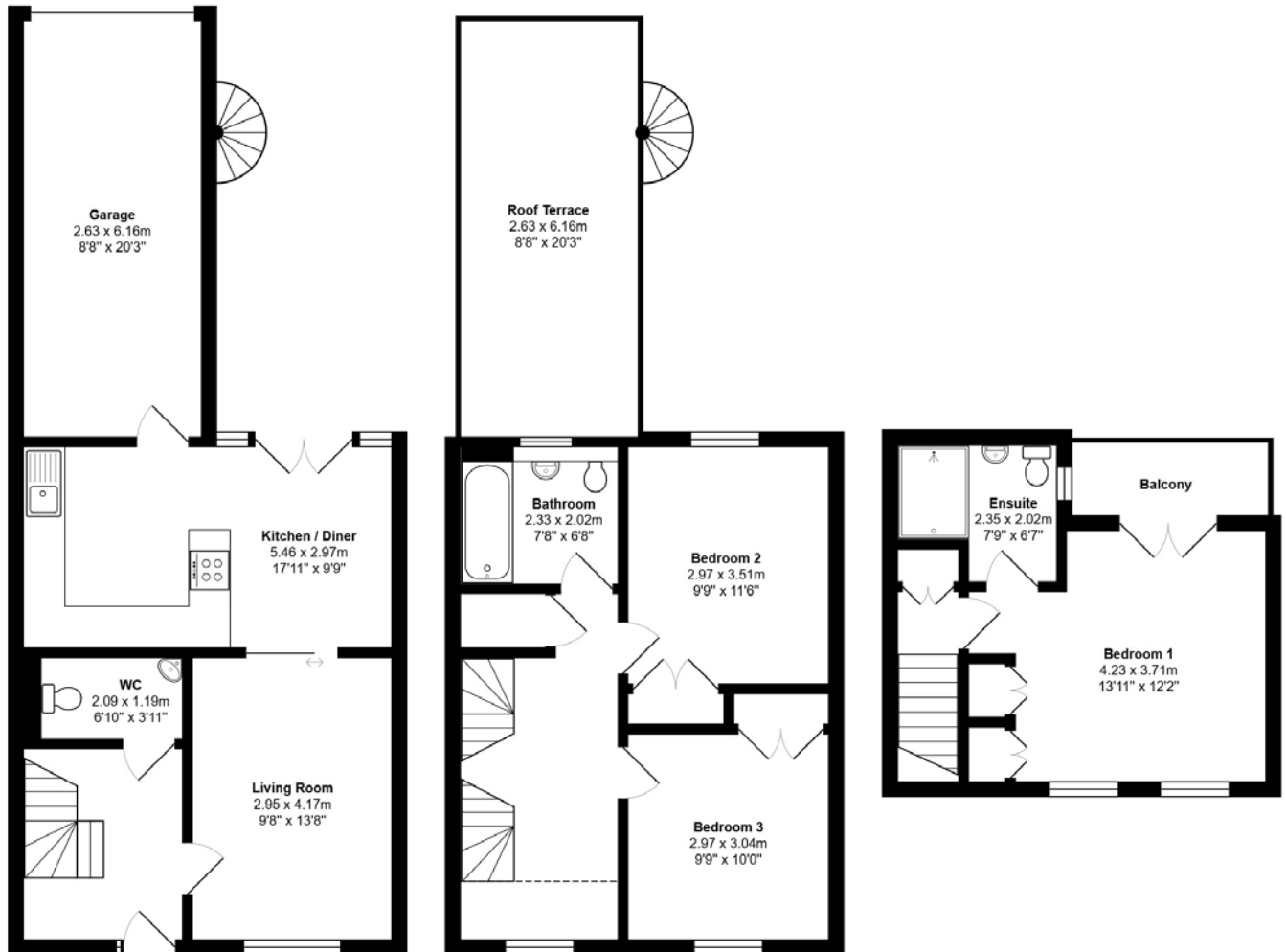
THE ROOF TERRACE



the fantastic private roof terrace, creating an additional outdoor entertaining area

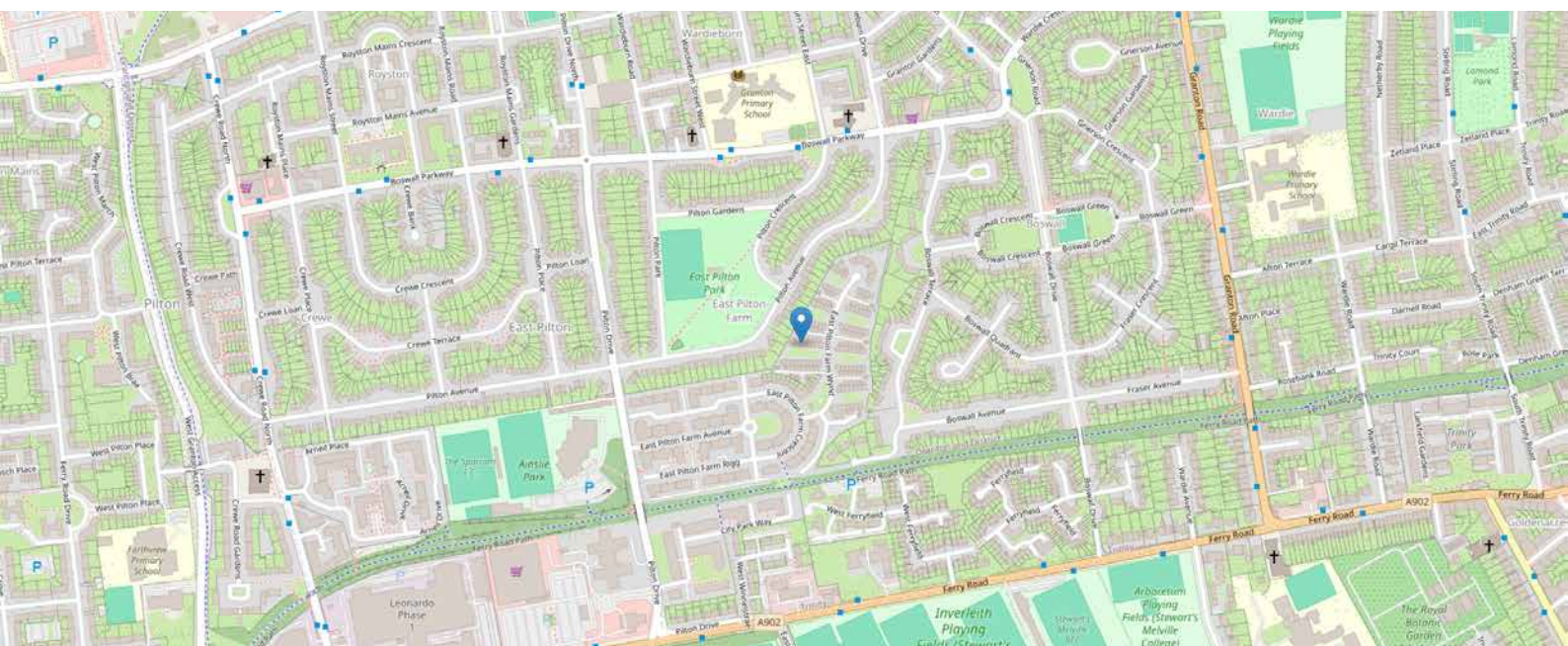


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 105m² | EPC Rating: C



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 Craighleith 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 Craighleith 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

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALLY CLARK
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.