

2/14 East Pilton Farm Rigg

EDINBURGH, EH5 2GD



*SPACIOUS TWO BEDROOM PENTHOUSE
FLAT WITH VIEWS OF EDINBURGH CASTLE*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





An excellent opportunity has arisen to acquire this impressive two-bedroom penthouse apartment, located within the popular Fettes area of Edinburgh and providing picturesque views across Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, briefly consisting of an entrance hallway with two double storage cupboards as well as a cloak cupboard and an open plan, partially tiled lounge/kitchen/diner which benefits from an integrated four gas hob, extractor hood, oven, fridge freezer, dishwasher, washing machine, a breakfast bar, under-unit lighting and three vertical radiators. There is also access to two sunny south-facing balconies that provide panoramic views across Edinburgh, including Edinburgh Castle, the New Town and Arthur's Seat.







There is also a spacious master bedroom with a double built-in wardrobe, built-in shelving, access to the balcony through sliding patio doors, which provides views across to Fife and a three-piece, fully tiled en-suite shower room with double shower cubicle and extractor fan. There is a second double bedroom with further access to the rear balcony and a double built-in wardrobe and a three-piece, fully tiled bathroom with an overhead shower and extractor fan.

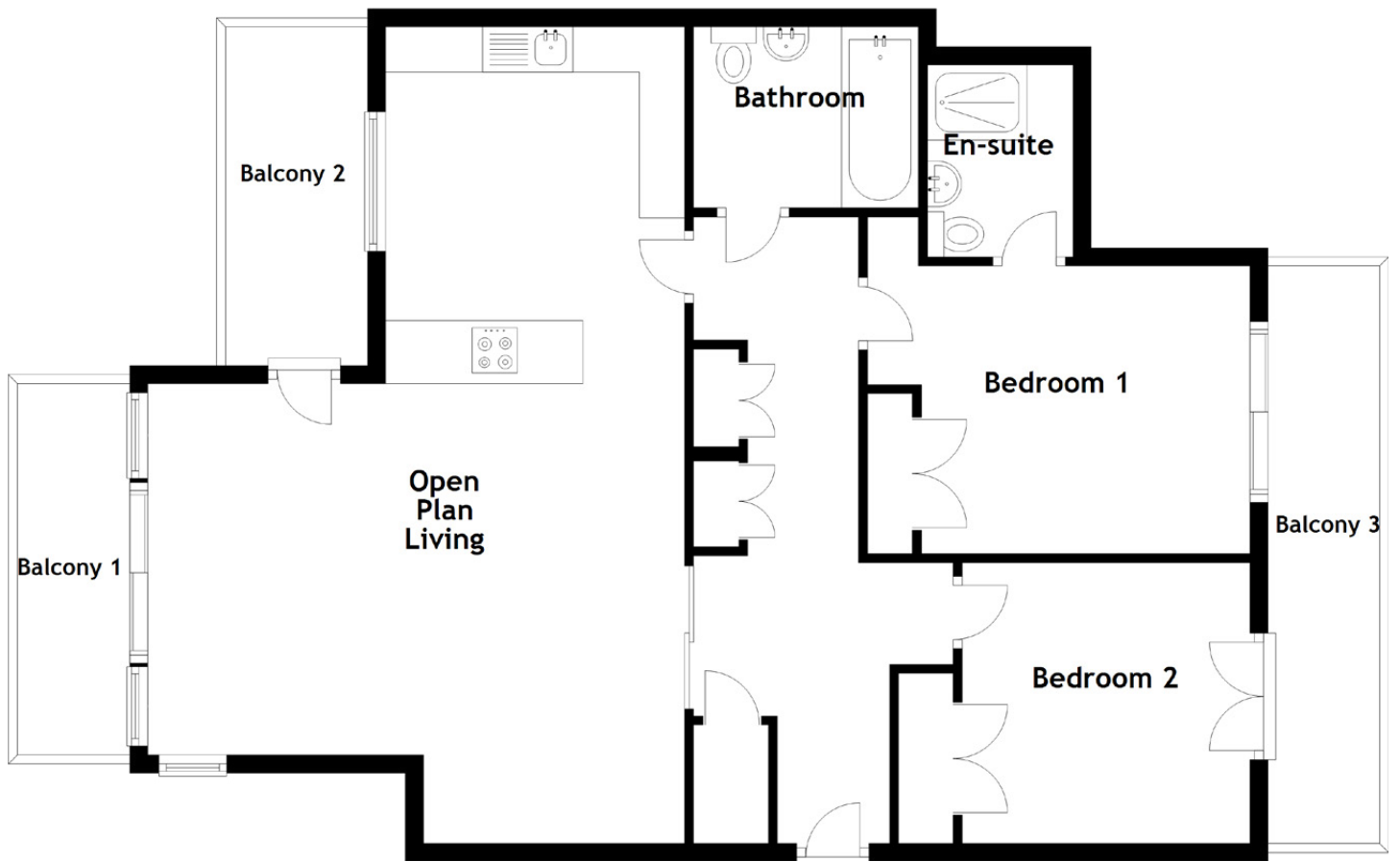




Bedroom 2







Approximate Dimensions

(Taken from the widest point)

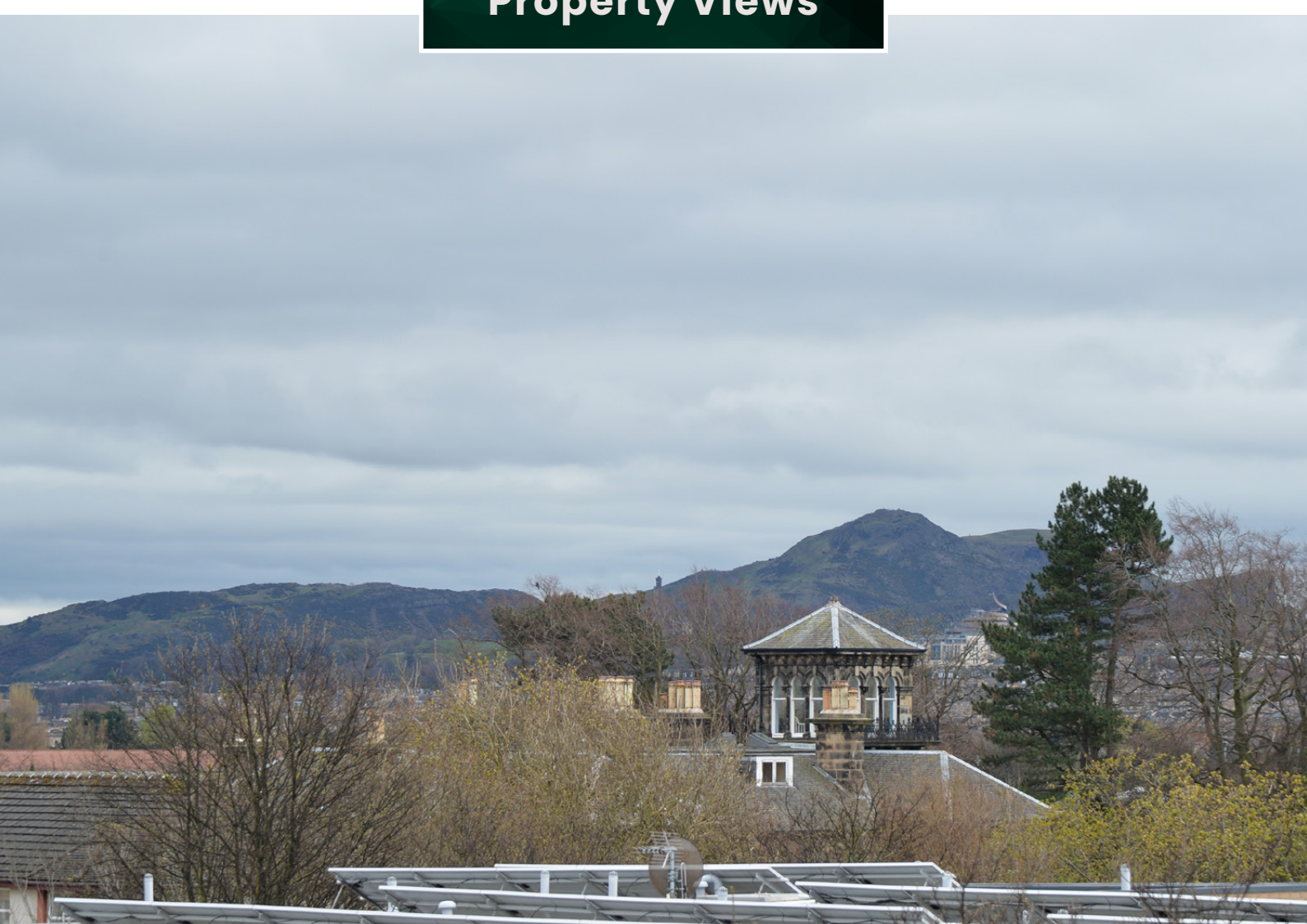
Open Plan Living	9.04m (29'8") x 5.93m (19'6")	En-suite	2.12m (7') x 1.61m (5'3")
Bedroom 1	4.23m (13'11") x 3.18m (10'5")		
Bedroom 2	3.18m (10'5") x 3.11m (10'2")	Gross internal floor area (m ²): 92m ²	
Bathroom	2.15m (7'1") x 2.00m (6'7")	EPC Rating: C	

This property also benefits from, a secure video entry system, a fully operational lift with key access to the penthouse apartments for added security, gas central heating, full double glazing, high curved ceilings, a fully integrated home entertainment system, communal garden grounds surrounding the property, including bin and bike storage units and more than adequate residents parking with additional parking to accommodate visitors.





Property Views

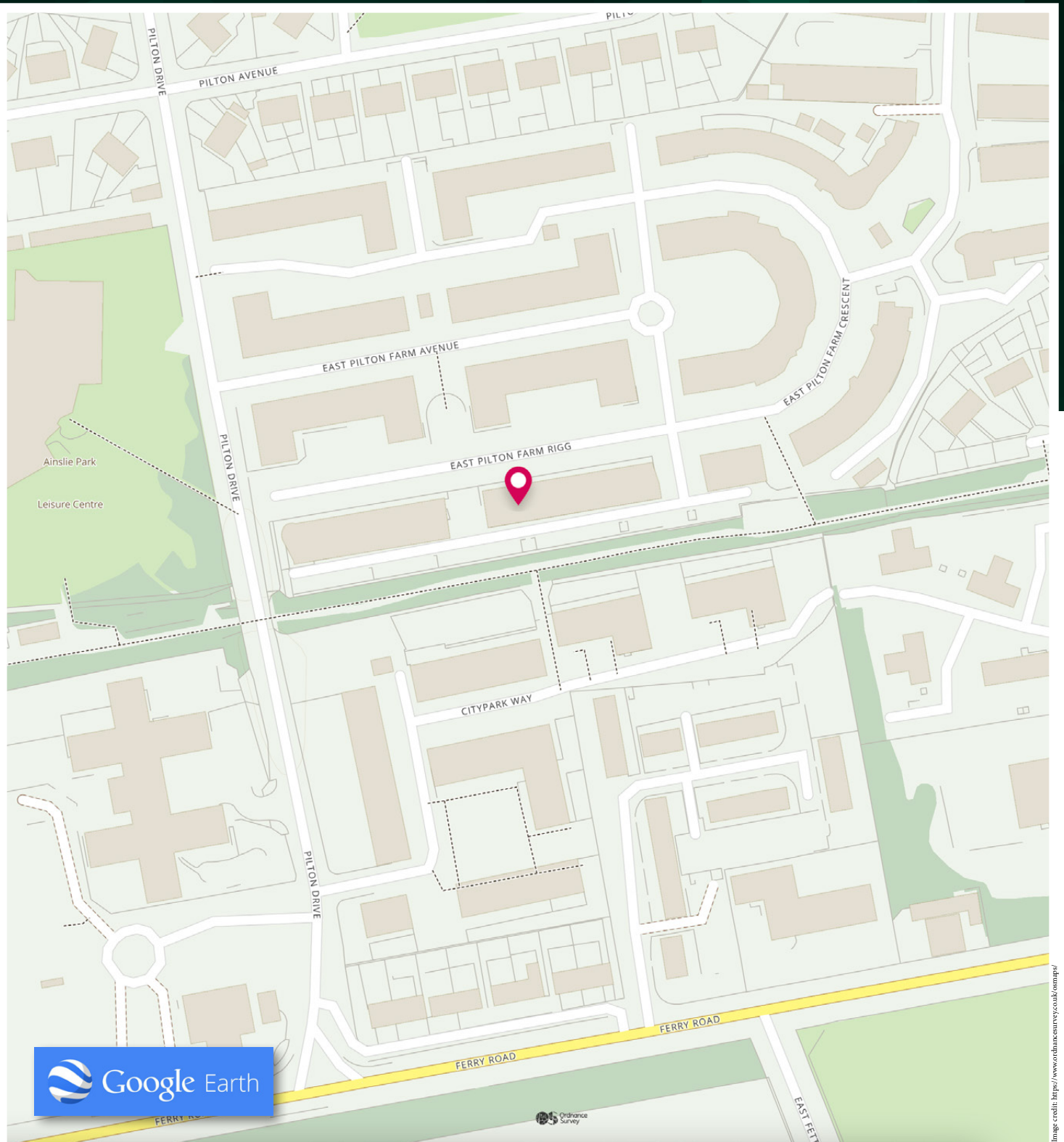




The property is located in Fettes, which lies in a North Western district of the city. The property is ideally placed for shopping, transport, educational and recreational facilities. There is a cycle-path leading to Leith, Ocean Terminal, Murrayfield and the New Town at the foot of the building. Local 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, is only a short bus or car journey away.

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. There is an excellent bus service close to hand, which will take you the short 10 minute journey into the city centre.

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 TIMES



Text and description
BEN STEWART CLARK
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.