

Flat 4, 12 East Pilton Farm Avenue

EDINBURGH, EH5 2GB



*Bright two-bedroom ground-floor flat
with rare private outdoor space*



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Flat 4, 12 East Pilton Farm Avenue is a beautifully presented, ground-floor two-bedroom flat with the rare benefit of private outdoor space

THE LIVING ROOM



A welcoming hallway with freshly laid flooring sets the tone for the home and leads into a bright and spacious open-plan kitchen and living area. This inviting space is filled with natural light thanks to multiple windows and features stylish floor-to-ceiling radiators. Two patio doors open directly onto a private, paved garden which wraps around the corner plot of the building, ideal for outdoor dining, with ample room for a table and chairs.

THE KITCHEN



The living area flows seamlessly into the modern kitchen and dining space, which is well equipped with a gas cooker, spotlights for added brightness, and generous storage throughout.





The principal bedroom offers a bright, fresh feel and benefits from a well-sized en-suite shower room. The second bedroom is also generously proportioned and includes a built-in double wardrobe. A contemporary main bathroom completes the accommodation, featuring an integrated bath with a shower and attractive tiling.

THE BATHROOM



BEDROOM 1



The principal bedroom offers a bright, fresh feel and benefits from a well-sized en-suite shower room



BEDROOM 2

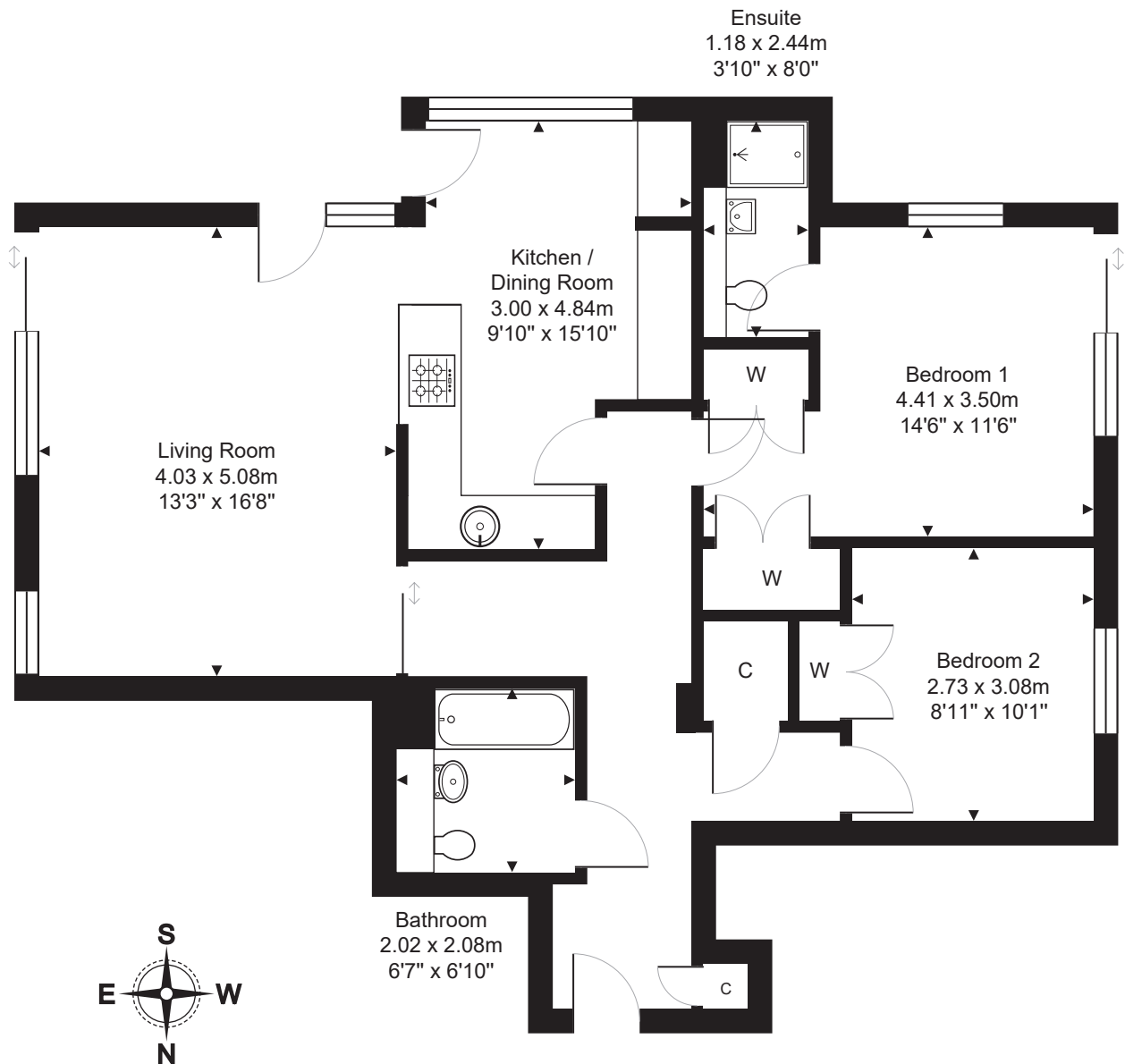


Further benefits include a newly fitted combi boiler, newly laid flooring throughout, double glazing, and resident parking.

EXTERNALS

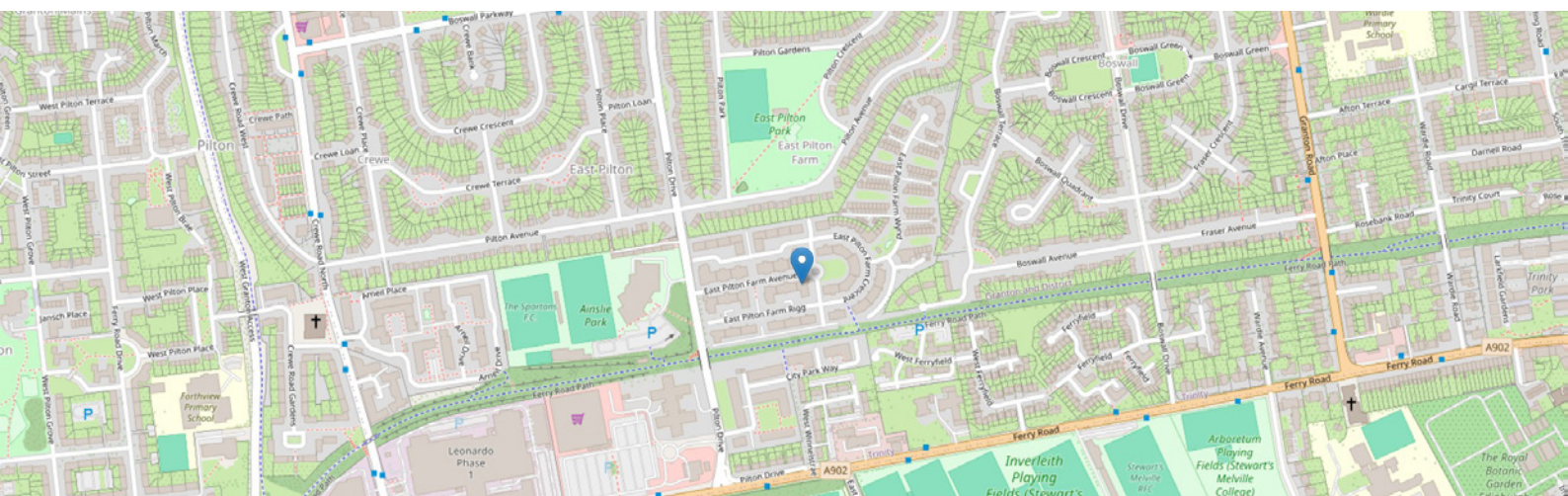


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 82m² | 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.



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