




McEwan Fraser Legal

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4/13 East Pilton Farm Crescent

FETTES, EDINBURGH, EH5 2GH



Fettes

EDINBURGH, EH5 2GH

The stunning property is located in Fettes, which lies in a north-western district of the city. It is ideally placed for shopping, transport, educational and various recreational facilities.

Local shopping is within walking distance. A Morrisons superstore is a five-minute walk away. Stockbridge is also within easy reach where a Waitrose supermarket is located. For those whose needs are greater, a wider range of shops can be found in the city centre, which is only a short ten-minute car journey away. There is an excellent bus service close to hand, which will easily take you into the city centre, to Ocean Terminal, or to the university.

Local state and private schools are within walking distance, as are many fine recreational facilities within the area. The Ainslie Park Leisure Centre, containing sports facilities and a swimming pool, is a prime example, as well as both The Village and Westwoods Health and Fitness Clubs that are within a ten to fifteen-minute walk of the property.

There are parks for dog walkers to take advantage of, or for residents to simply take in the beautiful summer days. These include Inverleith Park, Goldenacre and Forthquarter Park.

You really are spoiled for choice when it comes to prestigious golf courses in the area, with the main courses being the Royal Burgess, Bruntsfield Links, Murrayfield and Silverknowes.

For any keen joggers or cyclists, there is a vehicle-free cycle path connected to the development, which leads to both Leith in fifteen minutes or Haymarket Station in twenty minutes.





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An excellent opportunity has arisen to acquire this spacious two bedroom fourth-floor apartment, making for an excellent city centre residence and well located in the popular Fettes area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, while briefly consisting of; an entrance hallway with a cloak cupboard and three storage cupboards and an open plan lounge/kitchen/diner which benefits from a range of integrated appliances, including a four ring gas hob/oven, an extractor hood, dishwasher, fridge freezer, wine rack, breakfast bar and under-unit lighting as well as access to a large sunny south facing balcony through sliding patio doors.

There is a spacious master bedroom with double built-in wardrobes and a three-piece, partially tiled en-suite shower room with a double shower cubicle and extractor fan. There is also a further double bedroom with a double built-in wardrobe and a Juliet balcony. The property is completed by a three-piece, partially tiled bathroom with extractor fan.

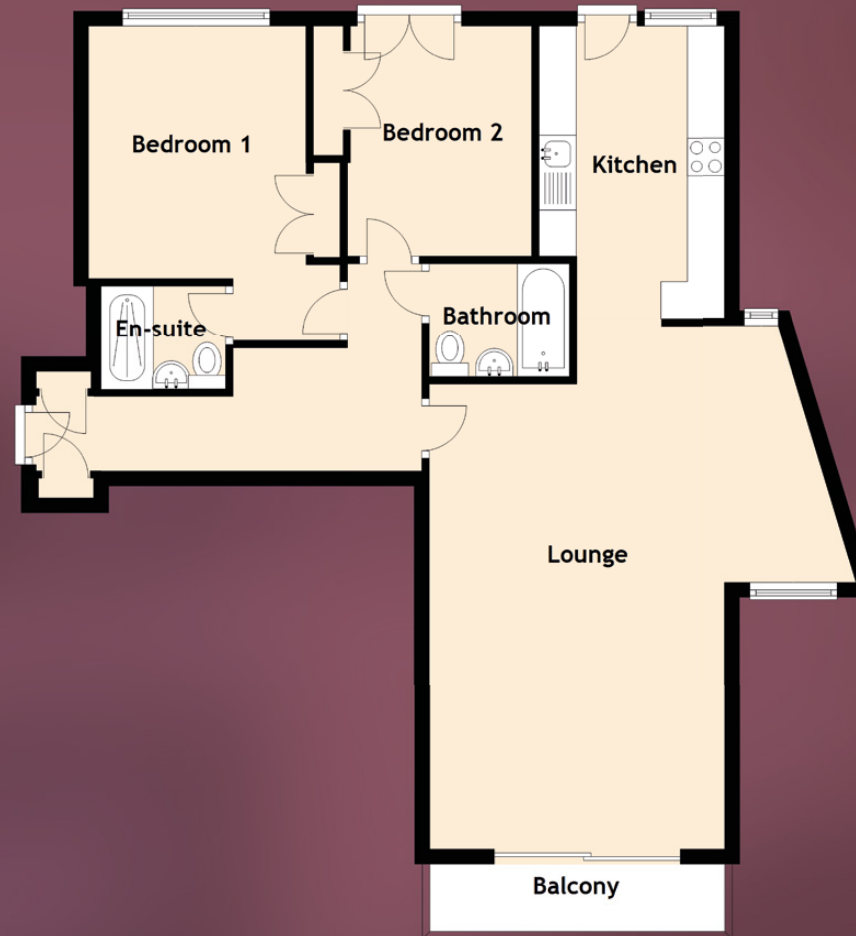
This property further benefits from; secure video entry system, a lift, gas central heating, full double glazing and communal garden grounds surrounding the property. Such features of the communal grounds include bin and bike storage units and more than adequate residents parking with additional parking to accommodate visitors.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	7.02m (23') x 3.85m (12'8")
Kitchen	3.92m (12'10") x 2.49m (8'2")
Bedroom 1	3.38m (11'1") x 2.92m (9'7")
En-suite	2.06m (6'9") x 1.60m (5'3")
Bedroom 2	3.08m (10'1") x 2.80m (9'2")
Bathroom	2.25m (7'5") x 2.00m (6'7")

Gross internal floor area (m²): 80m² | EPC Rating: C

Extras (Included in the sale): All fixtures, fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.

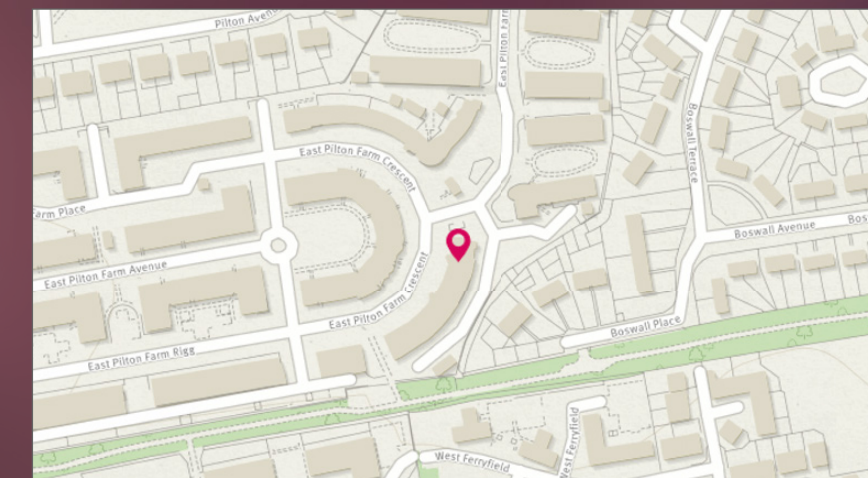


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