

8/6 East Pilton Farm Crescent

EDINBURGH, EH5 2GH



*Superb three-bedroom apartment in one of
Edinburgh's most sought-after residential areas*



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McEwan Fraser Legal is delighted to give a discerning purchaser the opportunity to acquire 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, boasts excellent internal proportions, and also benefits from a lovely south-facing balcony, private balcony from the master bedroom, gas central heating, double glazing, integrated storage, lift access, a secure entry system, and ample parking for residents and visitors alike.

THE LIVING ROOM



The accommodation is focused on a spacious, dual-aspect, open-plan kitchen/living room that enjoys direct balcony access. Naturally bright and neutrally decorated, the living area offers enough 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



The kitchen is slightly separated from the living area by a breakfast bar and is comprised of a generous range of bases 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 freestanding washing machine and dishwasher.



THE BALCONY





The master bedroom is a generous double bedroom with a large integrated wardrobe, a north-facing Juliet balcony, and a west-facing private balcony. There is plenty of space for a large frame bed and supporting furniture. The master bedroom also enjoys access to an en-suite shower room which is partially tiled and has a large double shower and a white suite. Bedroom two is a spacious double with integrated wardrobes. Bedroom three is a further double bedroom that would make a fantastic nursery or home office. Accommodation is completed by the master bathroom which is partially tiled and boasts a three-piece suite with a shower over the bath.

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

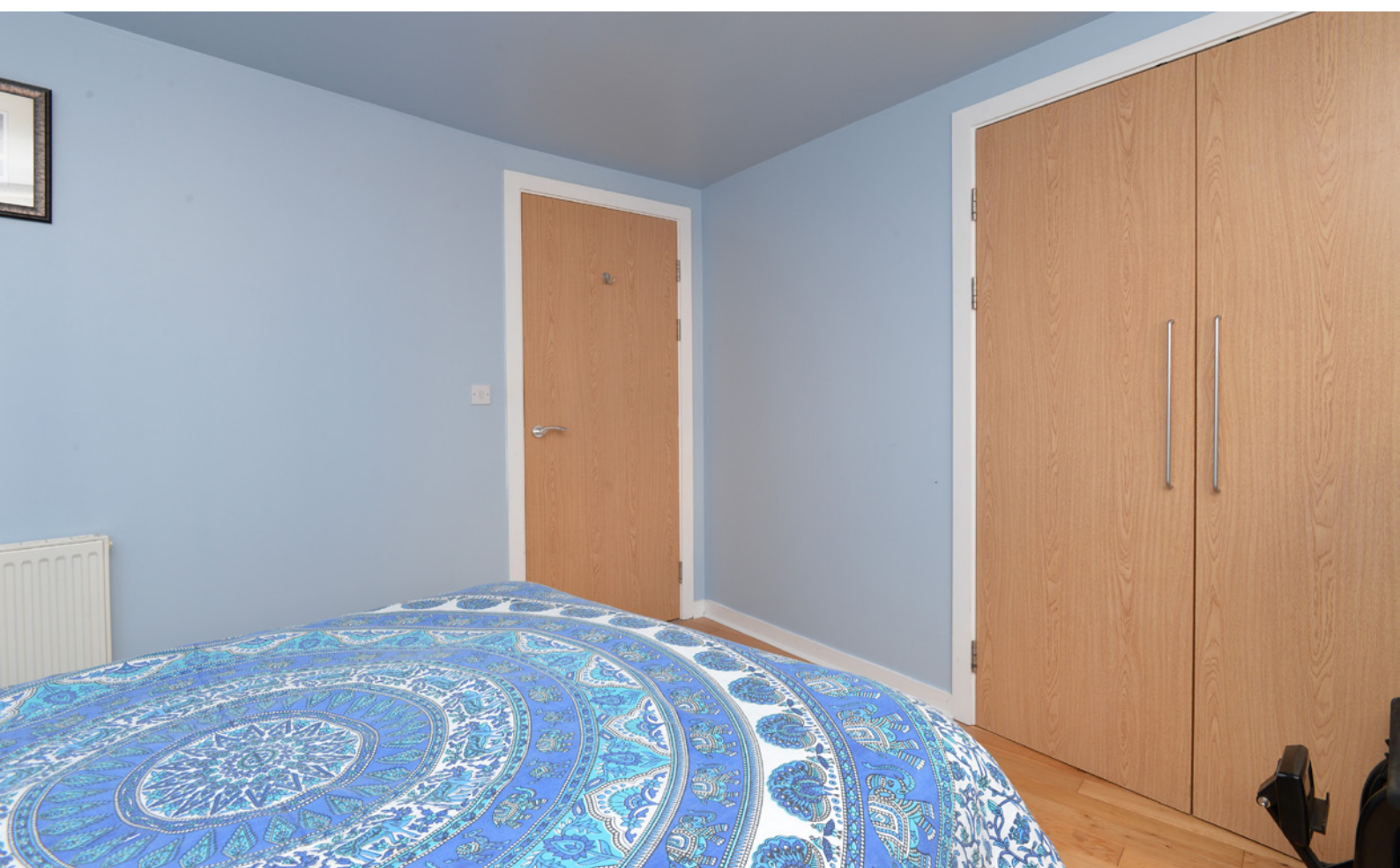
THE BATHROOM



BEDROOM 1



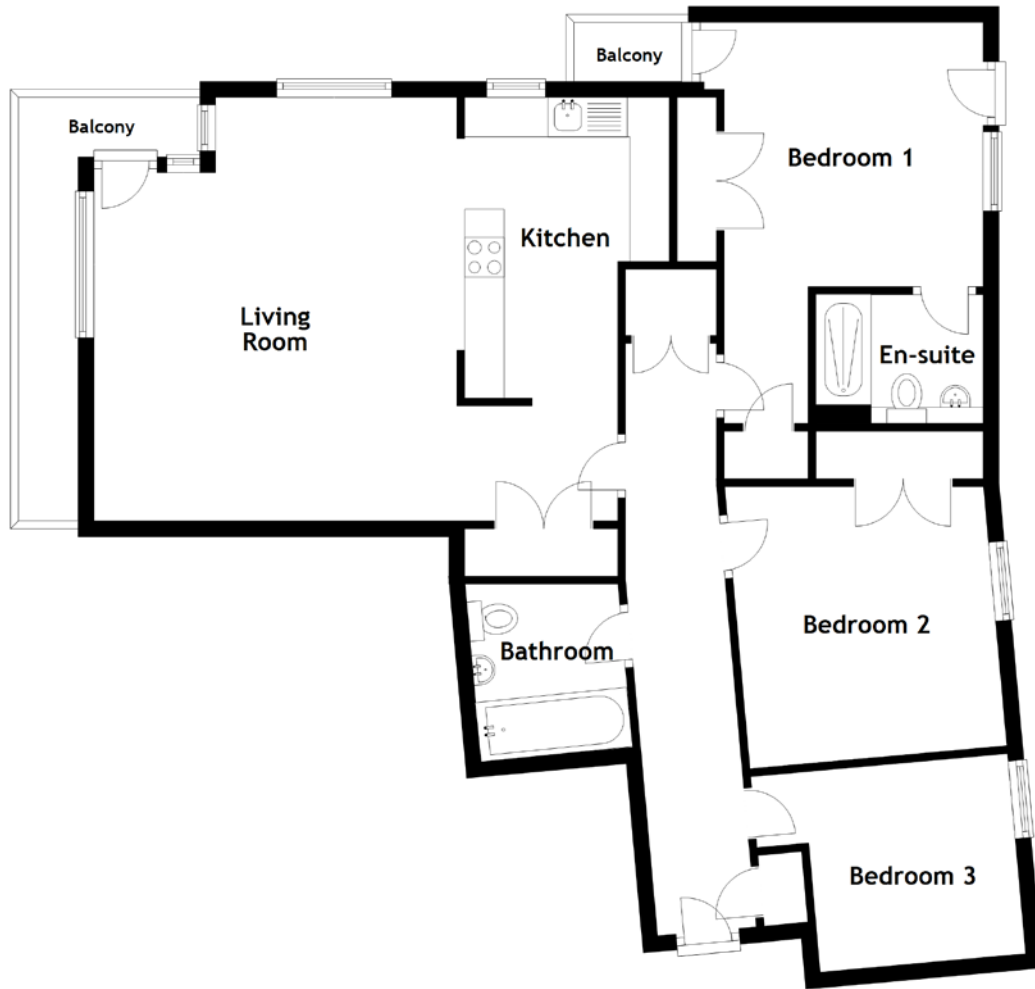
BEDROOM 2



BEDROOM 3



FLOOR PLAN, DIMENSIONS & MAP

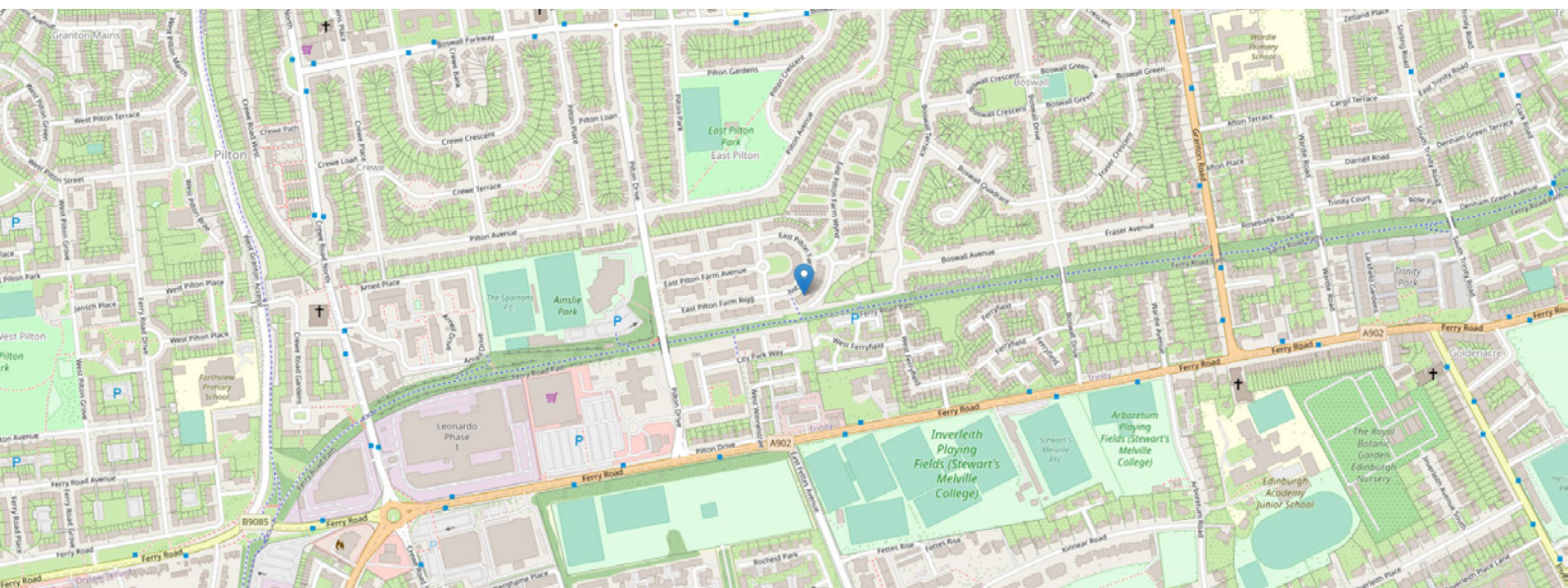


Approximate Dimensions (Taken from the widest point)

Living Room 6.62m (21'9") x 5.35m (17'7")
 Kitchen 3.80m (12'6") x 2.97m (9'9")
 Bedroom 1 5.07m (16'7") x 3.50m (11'6")
 En-suite 2.11m (6'11") x 1.60m (5'3")

Bedroom 2 3.57m (11'8") x 3.20m (10'6")
 Bedroom 3 3.21m (10'6") x 2.61m (8'7")
 Bathroom 2.06m (6'9") x 1.92m (6'4")

Gross internal floor area (m²): 88m²
 EPC Rating: B



THE LOCATION

The property is located in Fettes, which lies in the north-west district of the city and is ideally placed for shopping, transport, educational and recreational facilities. Local shopping is within walking distance with a Morrisons superstore adjacent, but for those whose needs are greater, a wider range of shops can be found in the city centre. There is an excellent bus service close to hand, which will easily take you to 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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