

Flat 1,5 East Pilton Farm Place

EDINBURGH, EH5 2QP



*Spacious Two Bedroom Ground Floor Flat in
Immaculate Condition*



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McEwan Fraser Legal is delighted to present this two bedroom ground floor flat which is in excellent condition having been modernised and well maintained by the current owners.

THE LOUNGE/KITCHEN



- Fully equipped kitchen/living/ dining room which features a spacious kitchen with integrated fridge freezer, dishwasher and washing machine. There are also double ovens and a four-ring gas hob. The living and kitchen are separated by a welcoming breakfast bar which offers flexibility when it comes to dining.
- Spacious living area with access onto the private balcony area. The living area is bright and spacious with various options when it comes to configuration.



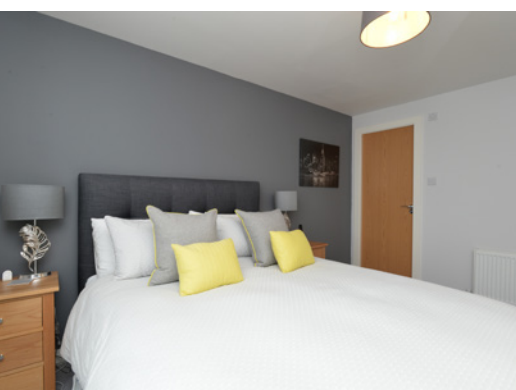


- There are two shower rooms in the property and the main family shower room has benefited from a full refit by the current owners. This really does breathe fresh air into the property with its modern finish.
- The property has two double bedrooms. Of which the master bedroom has en suite facilities. Both bedrooms come with fitted wardrobes.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2

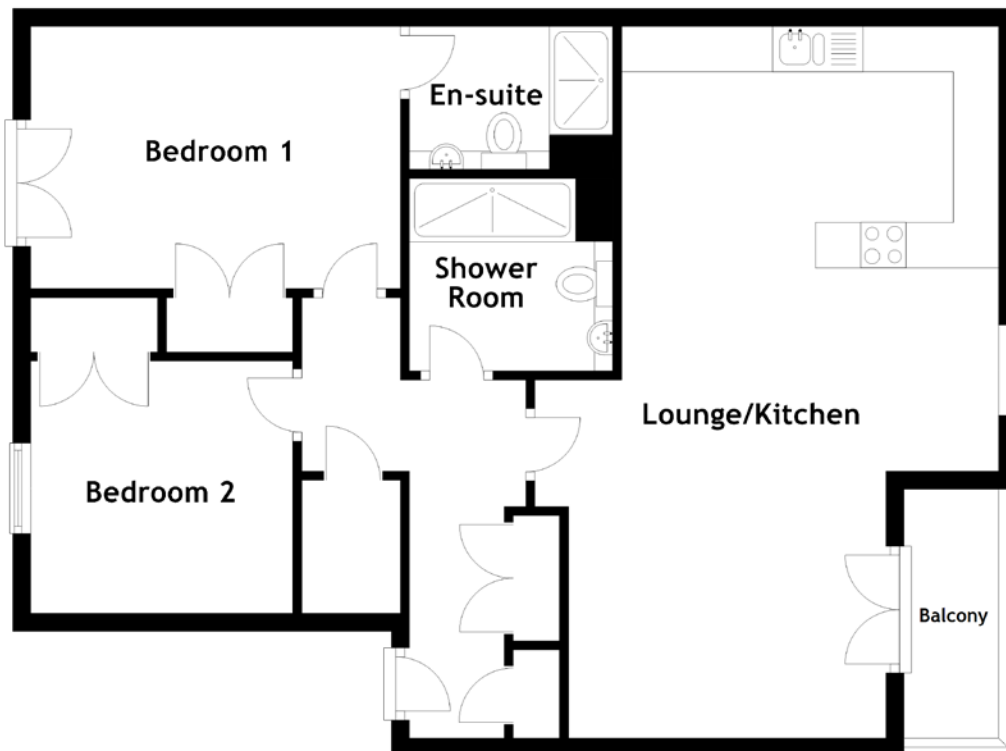


In addition, the property includes residents' parking, entry phone systems, a private balcony as well as the luxury of maintenance being handled by the factors. This property is expected to be of particular interest and early viewing is recommended.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

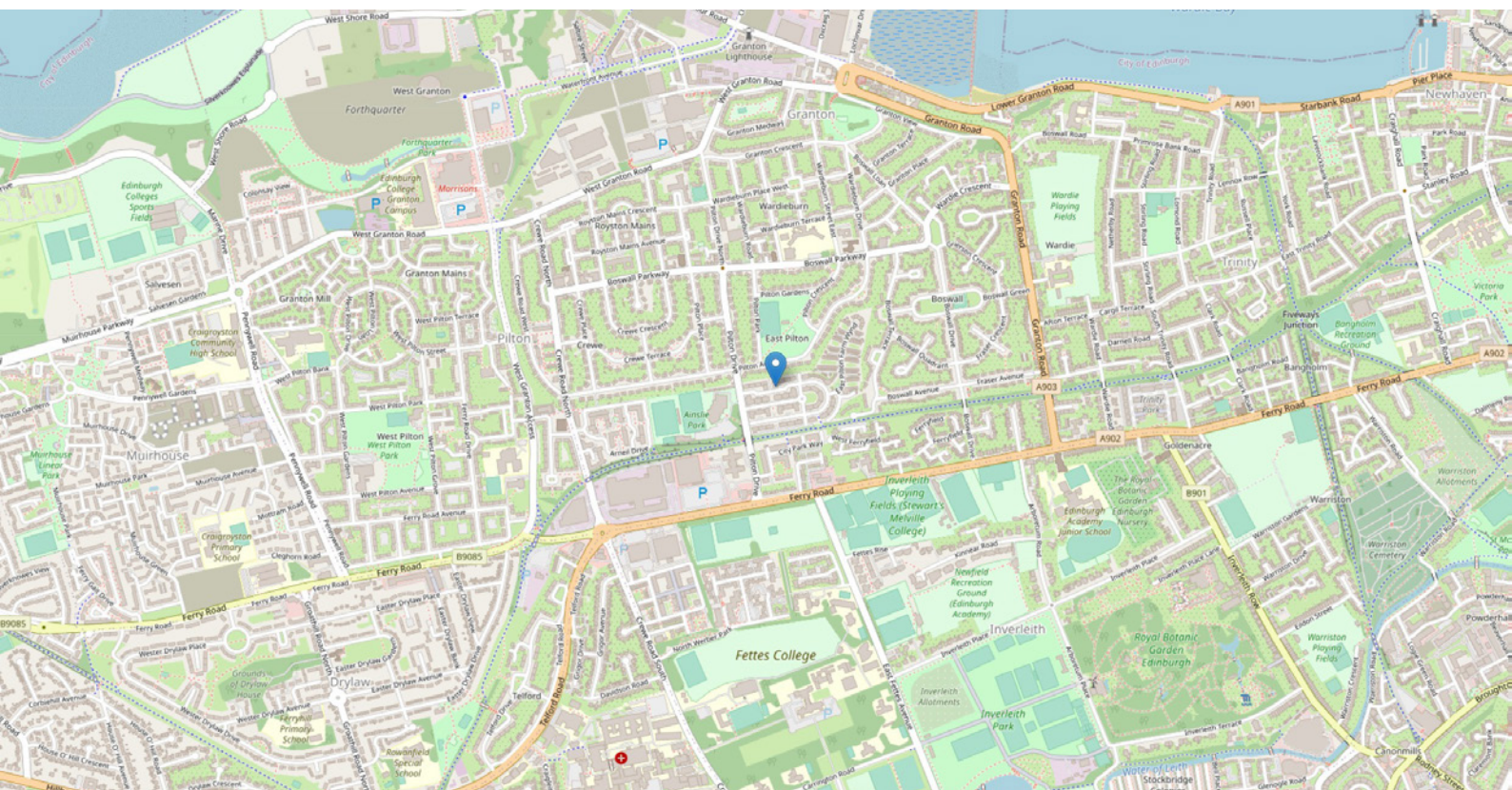


Approximate Dimensions
(Taken from the widest point)

Lounge/Kitchen 7.87m (25'10") x 5.13m (16'10")
Bedroom 1 4.09m (13'5") x 2.90m (9'6")
En-suite 2.25m (7'5") x 1.58m (5'2")

Bedroom 2 2.90m (9'6") x 2.79m (9'2")
Shower Room 2.25m (7'5") x 2.13m (7')
Balcony 2.85m (9'4") x 1.15m (3'9")

Gross internal floor area (m²): 76m²
EPC Rating: C



THE LOCATION

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.





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, which, as previously mentioned, 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, is a prime example.

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



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