





THE LOCATION FETTES

EDINBURGH, EH5 2QR

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 Morrison's 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 take you the short ten-minute journey into the city centre.

Local state and private schools (catchment area for Broughton Secondary School) are within walking distance, as are many fine recreational facilities such as Inverleith Park and the Royal Botanic Gardens.

There is also a range of gym and sports facilities close by, including The Ainslie Park Recreational Centre, with sports facilities and a swimming pool. The Village, an exclusive private gym/spa/grill/bar, is also within walking distance.





FLAT 2, 7 EAST PILTON FARM PLACE

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McEwan Fraser Legal are delighted to bring to the market this well-decorated and modern, ground floor flat situated in a landscaped development.

This two-bedroom property consists of a hallway, with two storage cupboards, which leads to the spacious and open-plan lounge and kitchen/diner. The kitchen has ample stylish base and wall mounted units, a gas hob with oven below and extractor over. Off the kitchen area, there is the added benefit of a private balcony for dining al fresco.

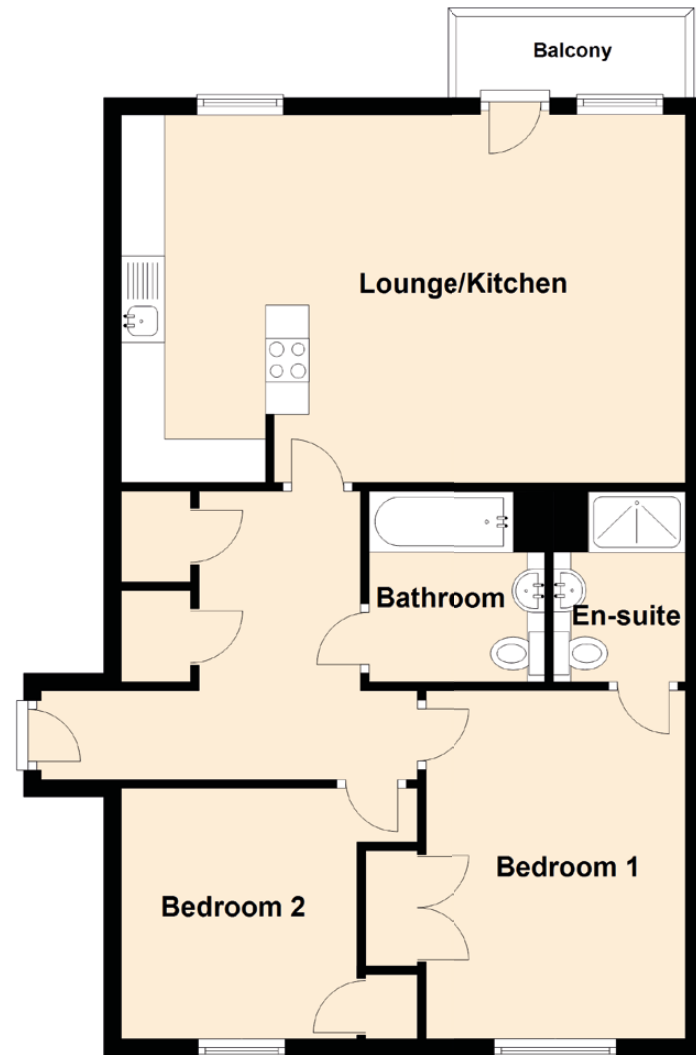
The property has two double bedrooms, with bedroom one benefiting from an en-suite shower room. The family bathroom consists of a white three-piece suite. The property also benefits from gas central heating, double glazing, entry phone system and residents parking.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	6.50m (21'4") x 4.26m (14')
Bedroom 1	4.03m (13'3") x 3.00m (9'10")
En-suite	2.20m (7'3") x 1.52m (5')
Bedroom 2	3.42m (11'3") x 2.90m (9'6")
Bathroom	2.20m (7'3") x 2.04m (6'8")

Gross internal floor area (m²): 70m² | EPC Rating: C

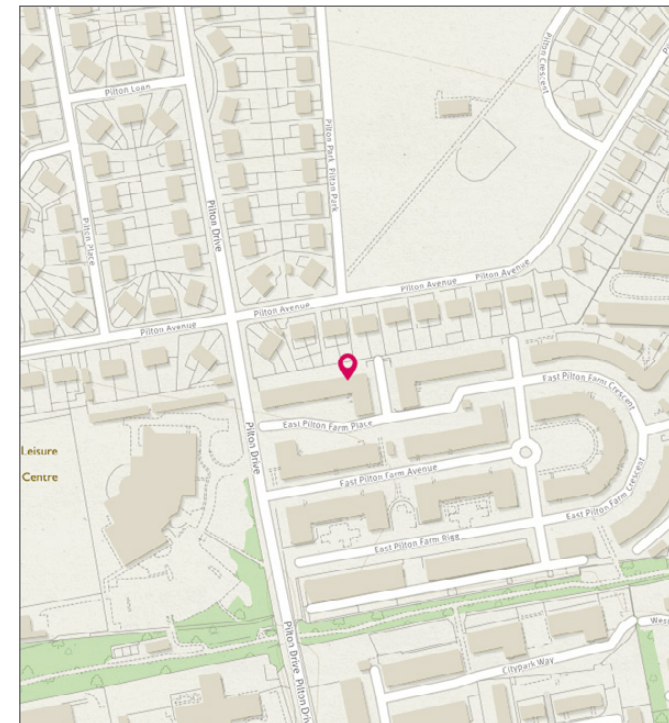


Image credit: <https://www.coordinaurey.co.uk/maps/>



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