

Flat 6, 2 East Pilton Farm Place

FETTES, EDINBURGH, EH5 2QJ



BRIGHT AND SPACIOUS TOP FLOOR TWO-BEDROOM APARTMENT WITH PRIVATE BALCONY



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McEwan Fraser Legal is delighted to present this attractive two-bedroom top-floor flat, presented to the market in excellent internal order. The heart of the home is a bright and spacious open-plan kitchen, living, and dining room. The kitchen is well appointed with a full range of integrated appliances including a fridge freezer, dishwasher, and washing machine, alongside an electric oven and a four-ring gas hob.

The living area is generously proportioned and flooded with natural light, offering excellent flexibility in terms of layout and furniture configuration. From here, there is direct access to a private balcony which provides an ideal space to relax or entertain.

The Property







Both bedrooms are comfortable doubles. The principal bedroom benefits from an en-suite shower room and built-in wardrobes.







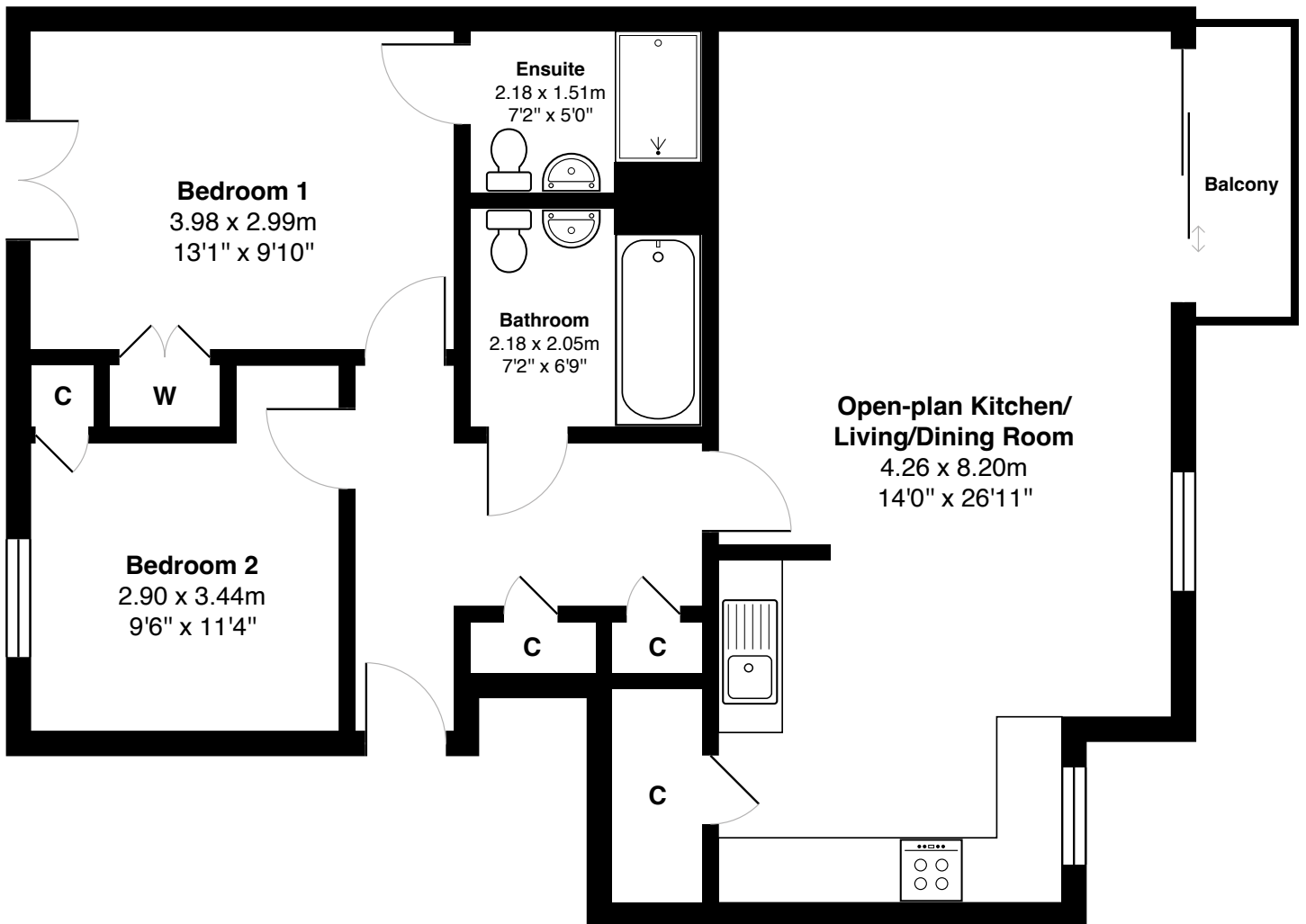
Bedroom 2





The internal accommodation is completed by a well-appointed main bathroom which is partially tiled and includes a three-piece suite. For extra warmth and comfort, there is gas central heating and double glazing.





Gross internal floor area (m²): 76m²

EPC Rating: B

Floor Plan



Externally, the property enjoys residents' parking, secure entry phone access, and the convenience of factor-managed maintenance. This is a particularly appealing top floor home that will suit a wide range of buyers, and early viewing is highly recommended.



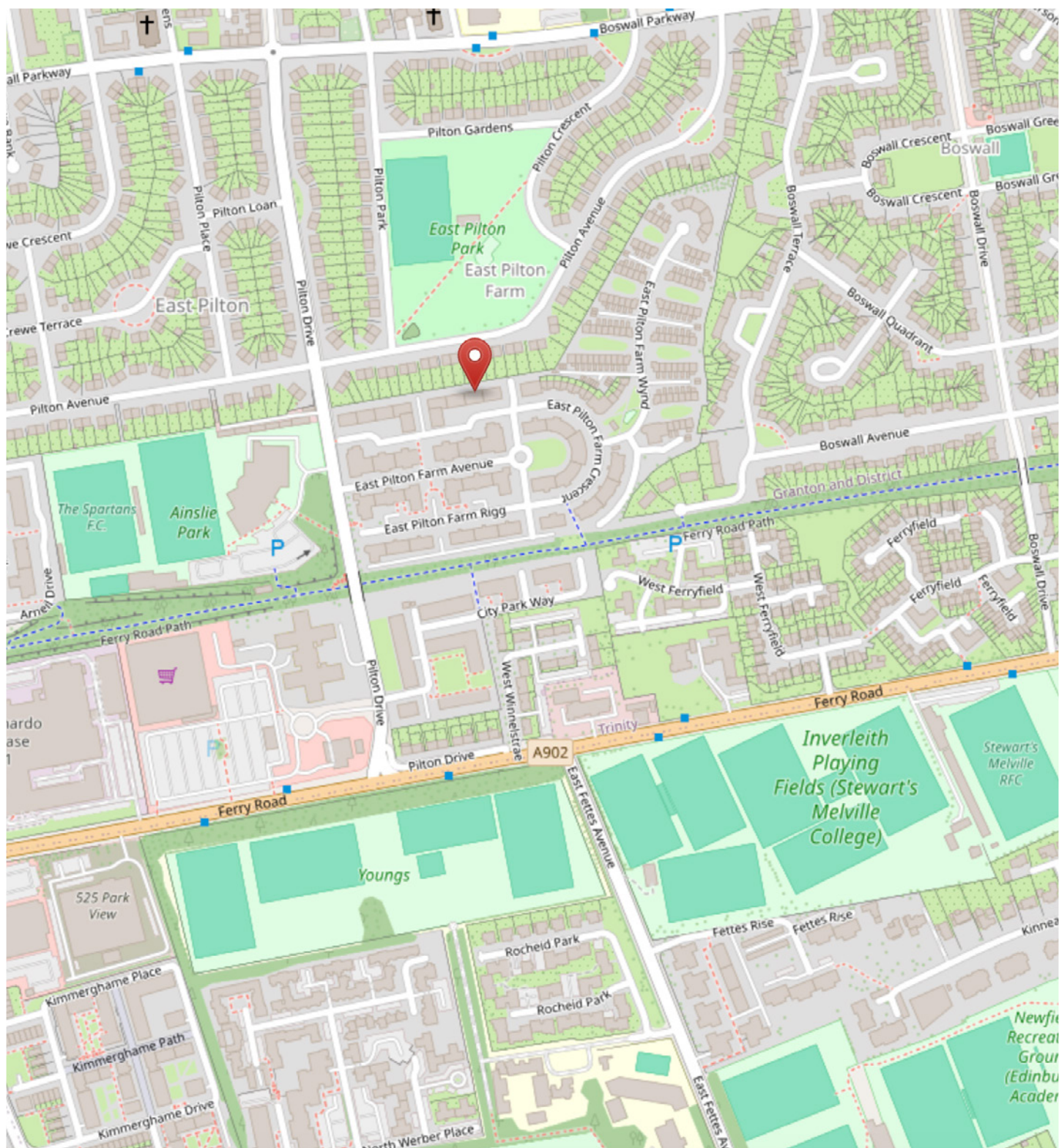


East Pilton Farm is set within the highly regarded Fettes area of north Edinburgh, combining modern residential living with excellent access to the city centre and a range of local amenities. Frequent bus services provide direct journeys into Princes Street, George Street, and the West End, while swift road access to the City Bypass, A90, and motorway network is ideal for travel to Edinburgh Airport and beyond.

Key supermarkets include a large Morrisons on Ferry Road and Craighleith Retail Park, with Waitrose in Comely Bank and further shops, cafés, and restaurants in nearby Stockbridge.

Green spaces are plentiful, with Inverleith Park, the Royal Botanic Garden Edinburgh, and the Water of Leith Walkway offering walking, cycling, and relaxation. Ainslie Park Leisure Centre and other fitness facilities are nearby, with additional shopping at Ocean Terminal.

East Pilton Farm offers an excellent lifestyle opportunity, combining strong connectivity with a wealth of amenities, green space, and leisure options close at hand.



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