



3/12 East Pilton Farm Avenue
FETTES | EDINBURGH | EH5 2QD


warners
solicitors & estate agents



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Set in the heart of a luxury, modern development surrounded by excellent local amenities, quick transport links and moments from Inverleith Park is this immaculately presented third floor apartment. Boasting a private South facing balcony, panoramic views over the water to Fife and ample resident's parking this property would make an ideal buy in a highly sought-after location.

The accommodation comprises a welcoming entrance hallway with two deep storage cupboards, a bright open plan lounge/kitchen with contemporary kitchen units, generous dining space and a balcony off, a master bedroom with built in wardrobes and an elegant en-suite shower room, a second well-proportioned double bedroom with built-in storage, a stylish main bathroom with white three piece suite and built in mirror above bath and the flat is completed with Amtico Luxury Vinyl Tile flooring throughout.

- Modern third floor apartment in quiet, modern development
- South facing balcony and ample resident's parking
- panoramic views across the Firth of Forth to Fife
- Welcoming hallway with good storage
- Bright dual aspect open plan lounge/kitchen
- Two large double bedrooms
- Two stylish bathrooms
- Lift access

Energy Rating B and Council Tax Band E.

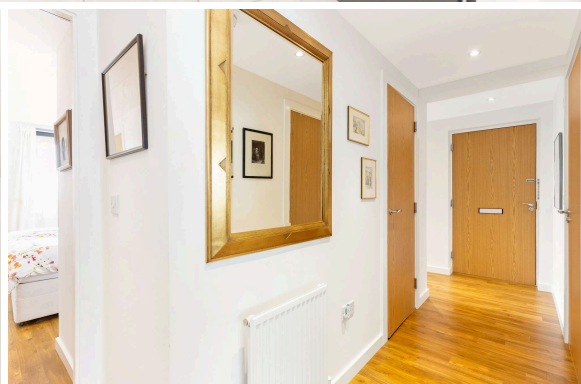
Factor Fee approximatley £132 per month, payable to Hacking and Paterson

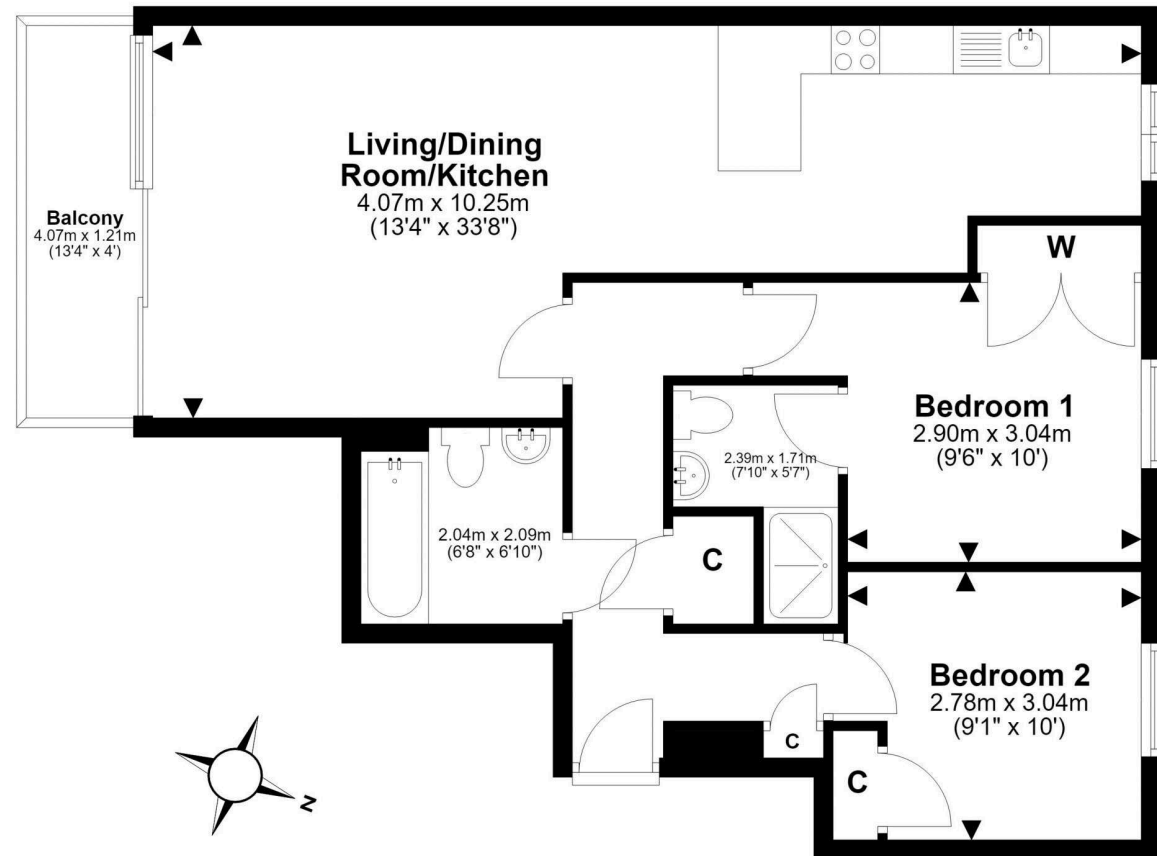
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fittings and fixtures are included in the sale. The sale also includes the sofa, TV unit, coffee table, bed, two bedside tables with lamps, and the bedroom cupboard.

The highly regarded Fettes area is situated two miles from the City Centre. Some of Edinburgh's most attractive parklands are in the vicinity, including the world famous Royal Botanic Gardens and Inverleith Park. The local Ainslie Park recreational centre offers an extensive range of sporting facilities. Nearby Stockbridge and Comely Bank offer a number of bespoke shops, cafes and restaurants and Craighleith Retail Park is also near at hand. Excellent schooling, both state and independent, is well represented from nursery to senior level. Regular public transport services operate into Edinburgh, and the main commuting routes, including the M8, M9, Forth Road Bridge and Edinburgh International Airport, are also easily accessible.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.