



10/12 East Pilton Farm Avenue
Edinburgh, EH5 2GB

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Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.

LOCATION

Situated approximately 2 miles North-West of the City Centre, Fettes is a popular and highly sought-after residential area in Edinburgh. Supermarket shopping is well catered for including: Morrisons on Ferry Road; Waitrose at Comely Bank; Sainsbury's, M&S Food Hall, and Boots at Craighleith Retail Park; and Asda at Newhaven. A wide range of local amenities are available at nearby Goldenacre as well as trendy Stockbridge which offers a range of specialist shops, bars and restaurants. Leisure facilities are well catered for by Ainslie Park Leisure Centre, which is within a few minutes' walk. Ocean Terminal retail and leisure complex is a short drive away and offers high street shops, a multiplex cinema, restaurants and cafes. The Tram into the City Centre starts at Newhaven. Located nearby is East Pilton Park, along with Victoria Park, The Royal Botanic Gardens, Inverleith Park, and Water of Leith Walkway and Cycle Path which are all in the vicinity. Schooling is well catered for with well-regarded primary and secondary schools available within close proximity. As well as regular bus service into the city centre and surrounding areas, easy access to the nearby A902 Ferry Road provides links to the City Bypass, Edinburgh International Airport, Forth Road Bridge and major motorway networks.

DESCRIPTION

10/12 East Pilton Farm Avenue is a bright and well proportioned two double bedroom third floor flat, forming part of an exclusive residential factored development. Entered through a well maintained communal stair, via a secure door entry system, the accommodation comprises: welcoming entrance hall with storage cupboard; spacious living / dining room with good sized balcony; well equipped kitchen with integrated gas hob and electric oven; generous double bedroom one with built-in wardrobe and ensuite shower room with window; double bedroom two with cupboard off and contemporary bathroom. Further benefits include: gas central heating; double glazing; lift access; neutrally decorated throughout; excellent local amenities and transport links. The energy efficiency rating for this property is band B.

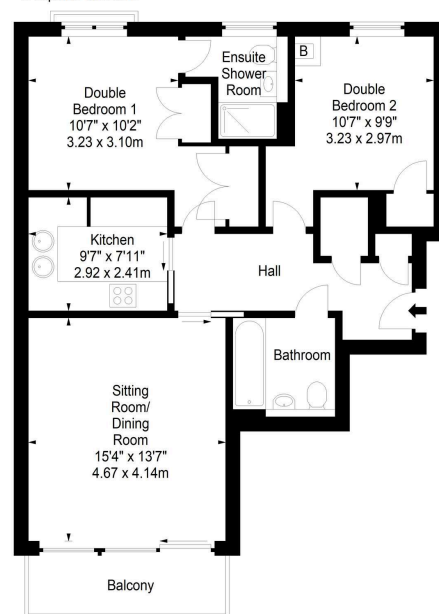
COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.

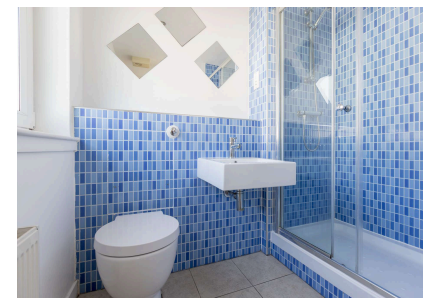
East Pilton Farm Avenue,
Edinburgh,
Midlothian, EH5 2GB



Approx. Gross Internal Area
795 Sq Ft - 73.86 Sq M
For identification only. Not to scale.
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Third Floor



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