



Solicitors & Estate Agents



Offers Over  
**£165,000**

## 1/17 East Pilton Farm Crossway

Fettes | Edinburgh | EH5 2QG

This well presented one bedroom third floor flat forms part of an established modern development in the sought after district of Fettes. Ideally positioned for easy access to a range of local amenities, convenient transport links and attractive green spaces, the property offers stylish and comfortable living in a popular residential location. With the added benefit of communal gardens and residents parking, it is an appealing choice for a variety of buyers.

-  1 public room
-  1 bedroom
-  1 bathroom
-  Lift
-  Communal gardens
-  Residents parking
-  EPC rating – B
-  Council tax band – D



## Description

You enter a welcoming entrance hall which leads to a bright lounge with open views and a sociable open plan connection to the kitchen. The kitchen is fitted with a range of wall and base units with co-ordinated worktops and a pantry cupboard. There is also a double bedroom with built in wardrobes and a contemporary shower room featuring a crisp white suite and double size cubicle. Further benefits include a secure entry system, excellent storage, gas central heating and double glazing.



## Extras

Included in the sale will be the gas hob and electric oven, and integrated fridge/freezer and washing machine.

## Gardens and Parking

Well maintained landscaped grounds surround the development and there is ample parking for both residents and visitors.

## Factoring

The communal areas and grounds are maintained by Hacking & Paterson at a cost of approximately £400 per quarter and this includes buildings insurance.

## Viewing

By appointment through Neilsons (0131 625 2222).



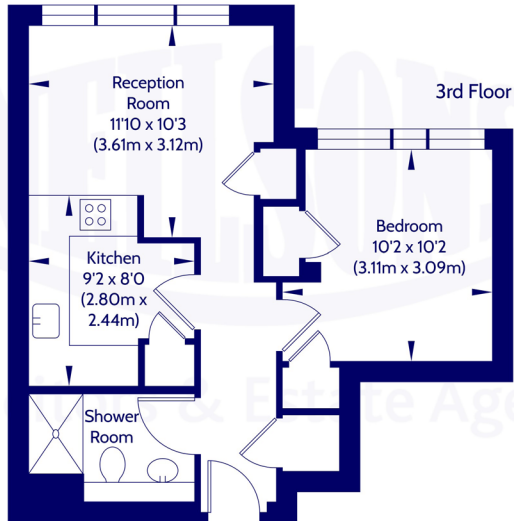


## Location

East Pilton Farm Crossway is located within the sought after Fettes district to the north of the city. There are many local amenities nearby including a Morrisons superstore on Ferry Road with Craighleith Retail Park just a short distance away, housing a Marks & Spencer, Sainsbury's Supermarket and high street named stores. The fashionable high amenity area of Stockbridge is also within easy reach boasting an array of individual boutiques, cafes and bistros. The property is also within close proximity of the city centre, easily accessible by way of frequent bus services. The lovely open spaces of Inverleith Park and The Botanics are nearby as is Ainslie Park Leisure Centre with a swimming pool and gym. The A902 (Ferry Road) provides motorists with a reliable route out of town to the city bypass, in turn linking to the M8/M9, Queensferry Crossing and Edinburgh International Airport. Well-regarded schooling is provided within walking distance from nursery to secondary level, with many of the city's independent schools also within easy reach.



Approx. Gross Internal Floor Area 37 Sq M / 398 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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