

■ Fraser & Brooks ■ Co W.S. ■

Solicitors, Notaries Public
and
Estate Agents

**FLAT 1,
5 EAST PILTON FARM AVENUE,
EDINBURGH,
EH5 2QE**

Situated in a sought-after and popular development, this modern two-bedroom ground floor apartment minutes from Inverleith Park and the Royal Botanic Gardens boasts impressive light-filled interiors and quality finishes.

From the tastefully decorated hallway equipped with built-in storage, you enter a south and east-facing sitting room complete with two private balconies. With a crisp neutral colour palette and handsome wooden flooring this spacious and bright room is the perfect place to relax and entertain. A seamless flow then leads into the sleek east-facing dining kitchen. Partially separated from the sitting room by a breakfast bar it features grey wall and floor units, white marble-effect worktops and high-spec integrated Zanussi appliances that include an eye-level oven and gas hob. Featuring a continuation of the sitting room decor, the principal double bedroom with a balcony, well-appointed en-suite shower room and built-in wardrobes is a delightful retreat. A second double bedroom currently utilised as a home office completes the layout alongside a wet room. Externally there are shared landscaped grounds and residents' parking.

VIEWING: Telephone Solicitors on 0131 225 6229

Property features

- Two-bedroom ground floor apartment
- South and east-facing sitting room with two balconies
- East-facing dining kitchen
- Two double bedrooms, principal with balcony and en-suite
- Wet room
- Double glazing
- Gas central heating
- Residents' parking

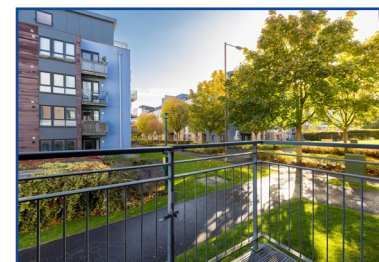
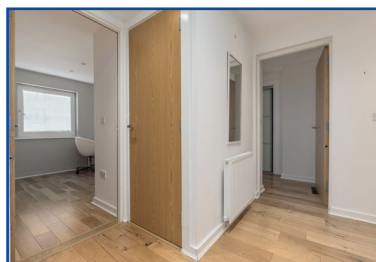
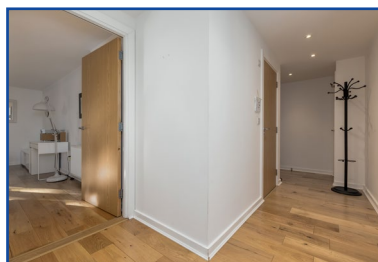
Area

Two miles from Edinburgh City Centre, Fettes is a popular residential location. Fashionable Stockbridge and Comely Bank only a short distance away, have a wide variety of bars, coffee shops, and restaurants alongside independent retailers and a Waitrose. Craigleith Retail Park houses a Sainsbury's supermarket and other well-known stores and is within easy reach as is a large Morrison's. There are excellent leisure and recreational opportunities with the Royal Botanic Gardens and Inverleith Park nearby along with coastal walks at Silverknowes and Cramond. In addition, Ainslie Park Leisure Centre has a range of sporting facilities as does Westwood's Health Club. Keen golfers will love the proximity to Silverknowes Golf Club and The Royal Burgess. Primary and secondary schooling includes Granton Primary School and Broughton High School. Regular bus services take you into Edinburgh in less than 30 minutes, and the M8, M9, Forth Road Bridge and Edinburgh International Airport, are also easily accessible.

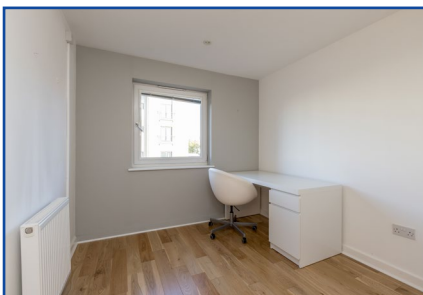
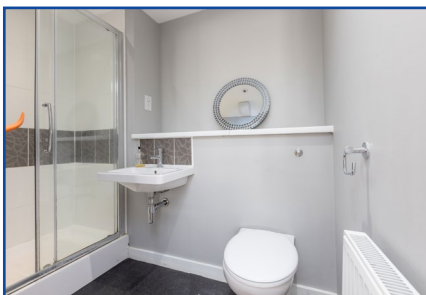
EPC rating C

Home Report

Please note that a Home Report has been carried out on the property. For further details or to view the Report please contact the Selling Agent. Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy is not guaranteed and should not form the basis of any contract to follow hereon. The measurements provided are approximate and have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. The measurements have been chosen to indicate only the general size and shape of each room. Detailed measurements ought to be taken personally. The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. If any particular aspect is of relevance to you, please contact this office for verification, particularly if you are travelling some distance to view. The floor plan is for identification purposes only; not drawn to scale.



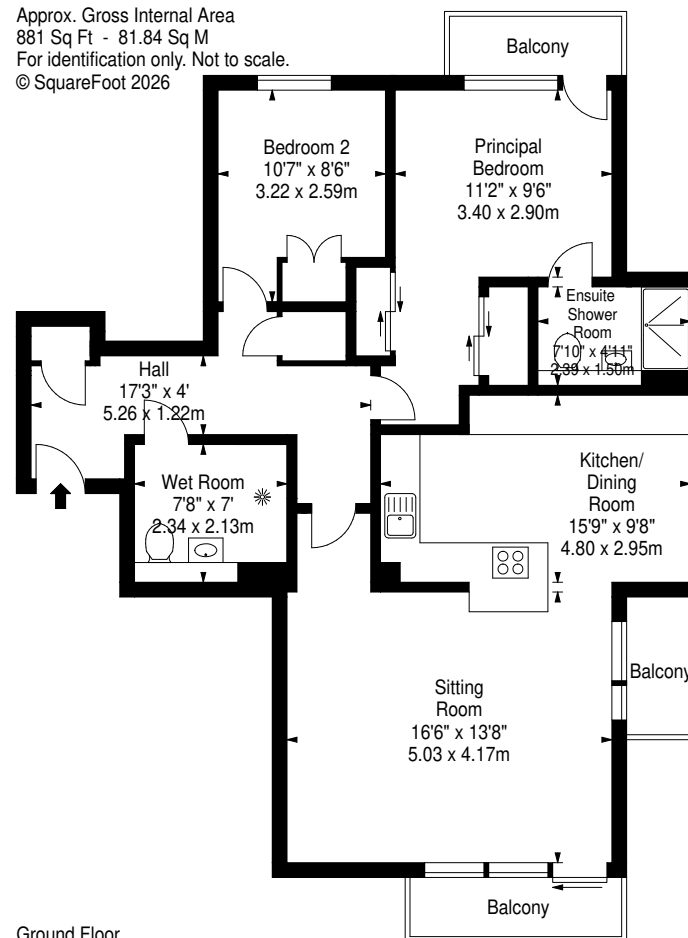




East Pilton Farm Avenue,
Fettes, EH5 2QE



Approx. Gross Internal Area
881 Sq Ft - 81.84 Sq M
For identification only. Not to scale.
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