



1/11 EAST PILTON FARM CROSSWAY

FETTES, EDINBURGH, EH5 2QG



1 PUBLIC



2 BED



2 BATH

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1/11

EAST PILTON FARM CROSSWAY

This two-bedroom second-floor apartment forms part of a factored and highly sought-after development in exclusive Fettes. It is brought to market in move-in condition, enjoying a blank canvas of décor and quality fixtures and fittings. The city home further benefits from a sociable open-plan reception area, as well as a charming balcony with a suntrap, south-facing aspect. It also boasts excellent built-in storage, two bathrooms, and residents' parking. This property is sure to be in high demand across a wide variety of buyers.

Features

- An impressive second-floor apartment
- Part of a stylish modern development
- Highly desirable setting in Fettes
- Secure entry system and a lift service
- Entrance hall with generous storage
- Spacious, dual-aspect living room
- South-facing balcony with elevated views
- Quality dining kitchen with breakfast bar
- Two double bedrooms with wardrobes
- Contemporary en-suite shower room
- Monochrome-inspired family bathroom
- Well-kept communal gardens
- Private residents' parking
- Gas central heating and double glazing



EPC Rating - B

Home Report Value - £240,000

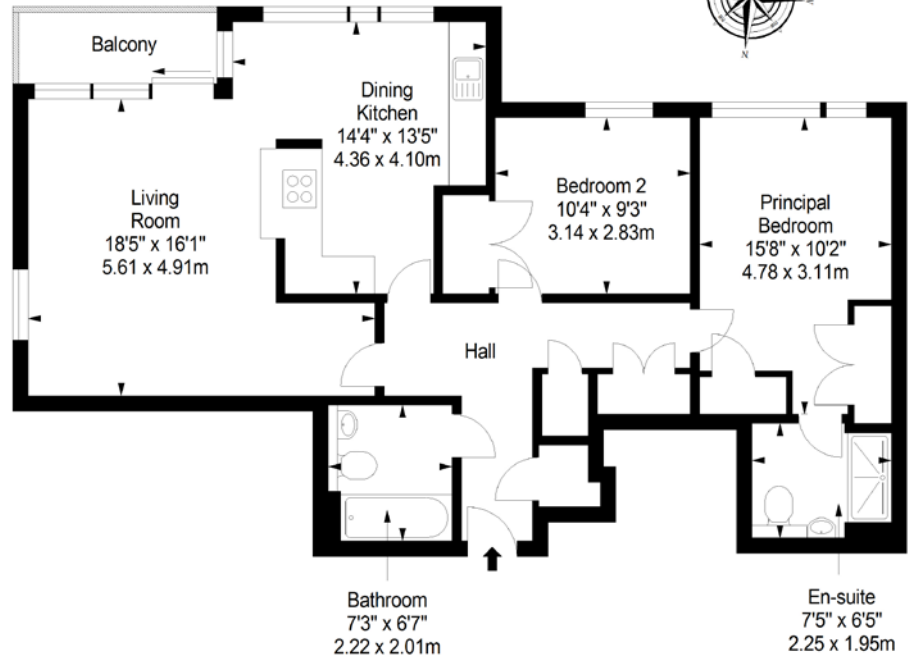
For up to date price & viewing information contact VMH Property or visit us online.



Extras: all fitted floor coverings, light fittings, and integrated kitchen appliances to be included in the sale.

Second Floor

Approx. 85.8 sq. metres (923.6 sq. feet)



Total area: approx. 85.8 sq. metres (923.6 sq. feet)



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CHARTERED FIRM

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.