

**9 East Pilton Farm Rigg
Edinburgh EH5 2GE**

Fixed Price £279,000

- £15,000 Below Home Report Valuation
- Large living/dining room with sliding doors to private balcony
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven, integrated appliances and breakfast bar
- Three double bedrooms with master featuring en-suite
- Family bathroom fitted with three-piece suite & W.C
- Gas central heating and double glazing throughout
- Communal gardens
- Residents parking



1



3



1



EPC B



Maisonette

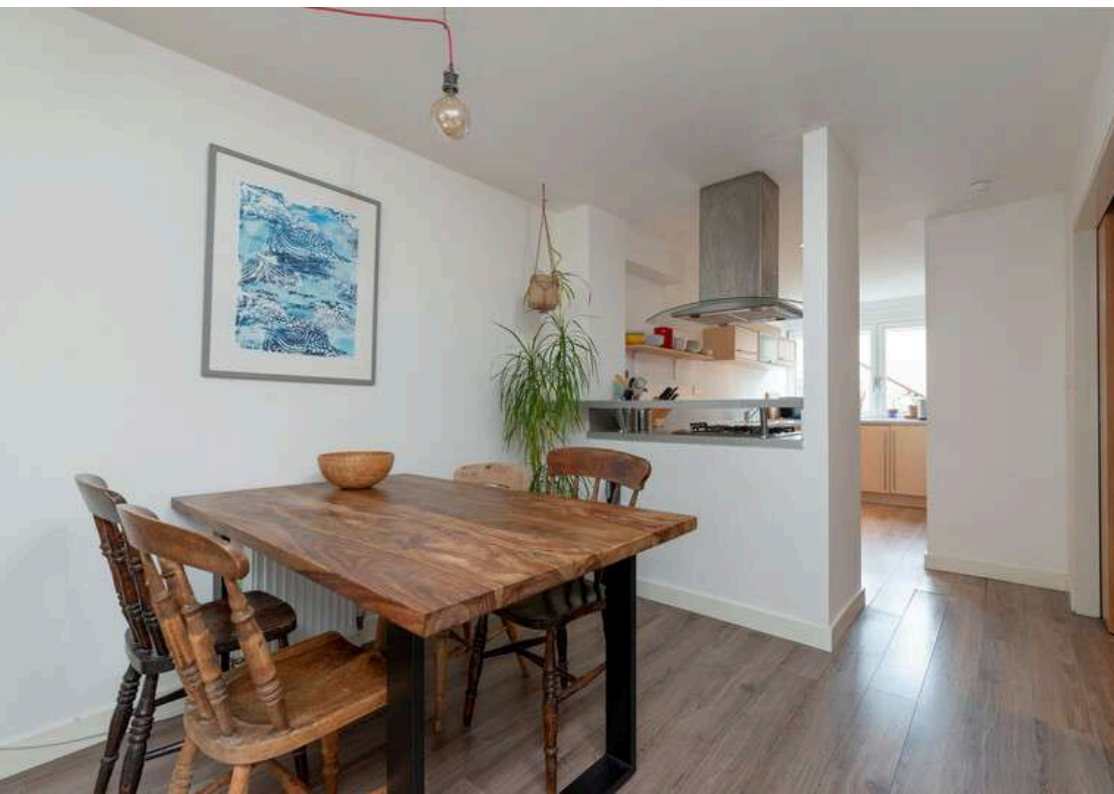
Blair Cadell are delighted to bring to market this immaculate three-bed maindoor flat in the popular area of Fettes. With a superb range of local amenities and great links to the city centre, the property will appeal to many and must be viewed.

The accomodation comprises of a large living/dining room featuring sliding doors to a private balcony that floods the room with natural light making it the ideal spot for relaxing with friends and family. The kitchen is fitted with a range of floor and wall mounted units, gas hob and electric oven, integrated appliances and a useful breakfast bar for meals on the go. There are three double bedrooms with two featuring fitted wardrobes and the master benefitting from an en-suite. A family bathroom fitted with a three-piece suite, a w.c on the ground floor along with plenty of storage space under the stair. The property benefits from gas central heating and double glazing throughout for maximum efficiency, well kept communal gardens and residents parking.

Fettes is a popular area to the north of the city centre which can be easily accessed via a frequent bus service that runs close by. There is also swift access to the M8/9/90 network and the International Airport along Queensferry Road making it perfect for those that need to commute. Locally the area has a great selection of shopping facilities that include 2 Morrisons superstores, Lidl superstore plus a Waitrose in nearby Comely Bank. Recreational facilities in the vicinity include Inverleith Park, Ainslie Park Leisure Centre, Royal Botanic Gardens, The Village and Westwoods Health clubs offering plenty of choice for both the outdoor and fitness enthusiast. There are also a wide selection of popular bars, cafes and restaurants in the Comely Bank/Stockbridge area which is a short distance away

Viewing by appointment on 0131 337 1800

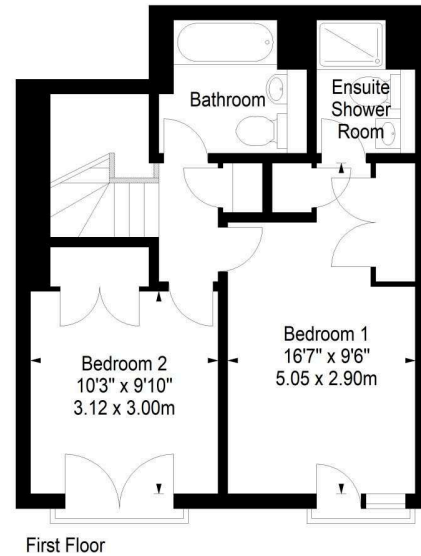
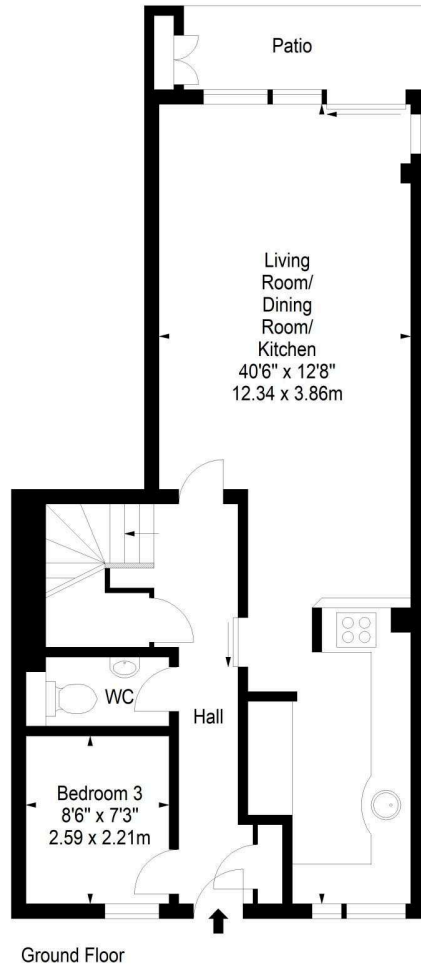




**East Pilton Farm Rigg,
Edinburgh,
Midlothian, EH5 2GE**



Approx. Gross Internal Area
1081 Sq Ft - 100.42 Sq M
(Including Store)
For identification only. Not to scale.
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