

COULTERS®

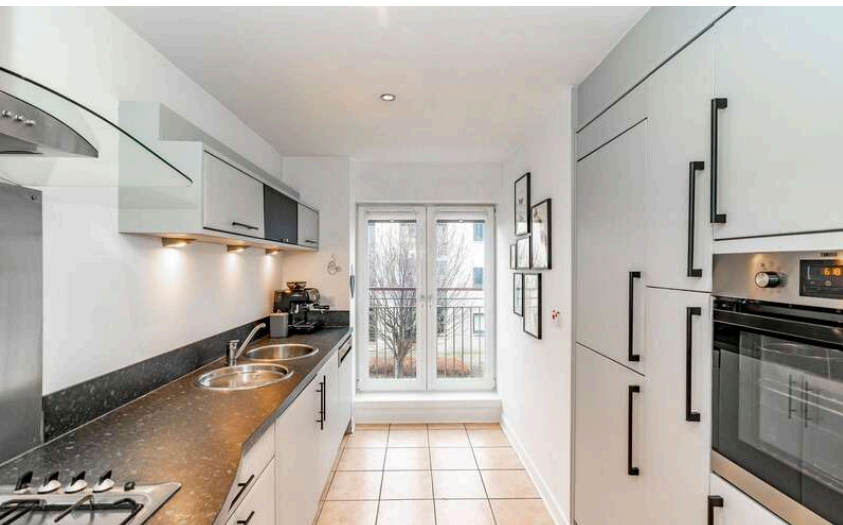
4/4 EAST PILTON FARM AVENUE

FETTES, EDINBURGH, EH5 2GA

 2 BED

 2 BATH

 1 PUBLIC




TAKE A LOOK INSIDE

This immaculate home, occupies a first floor position within a modern development located in the Fettes areas.


Inside, the accommodation is particularly spacious with great storage capacity and fantastic living space.


There is a beautiful open plan kitchen with living/dining area which provides access to the private balcony. The stylish kitchen is fitted with integrated appliances and a handy breakfast bar for two.

KEY FEATURES


 Stylish first floor flat with balcony.

 Close to Inverleith Park.

 Within a short walk of the popular area of Stockbridge.

 Two generous double bedrooms, one with en-suite.

 Residents private car park.

 Excellent local amenities nearby.



The main bedroom is an excellent size with built in wardrobes and 3 piece en-suite. Bedroom 2 is another spacious double bedroom with a built in cupboard. The main bathroom is fully tiled and has a bath with overhead shower.

The property benefits from gas central heating, double glazing, secure door entry system and a private residents car park.





THE LOCAL AREA

Fettes is a residential area located North-West of Edinburgh's city centre. Craigleith retail park is situated near-by and offers a host of shops like Sainsburys, Marks and Spencer's, and Boots. There is also a gym and places to eat. Being situated near Inverlieth Park, residents can enjoy the vast green space which is perfect for long walks and relaxing.

Fettes has good transportation links including bus services and easy access to major roadways which provide a good connection to other parts of Edinburgh and beyond. This area is home to the prestigious independent school, Fettes College, this is perfect for families who are seeking top-quality education for their children.

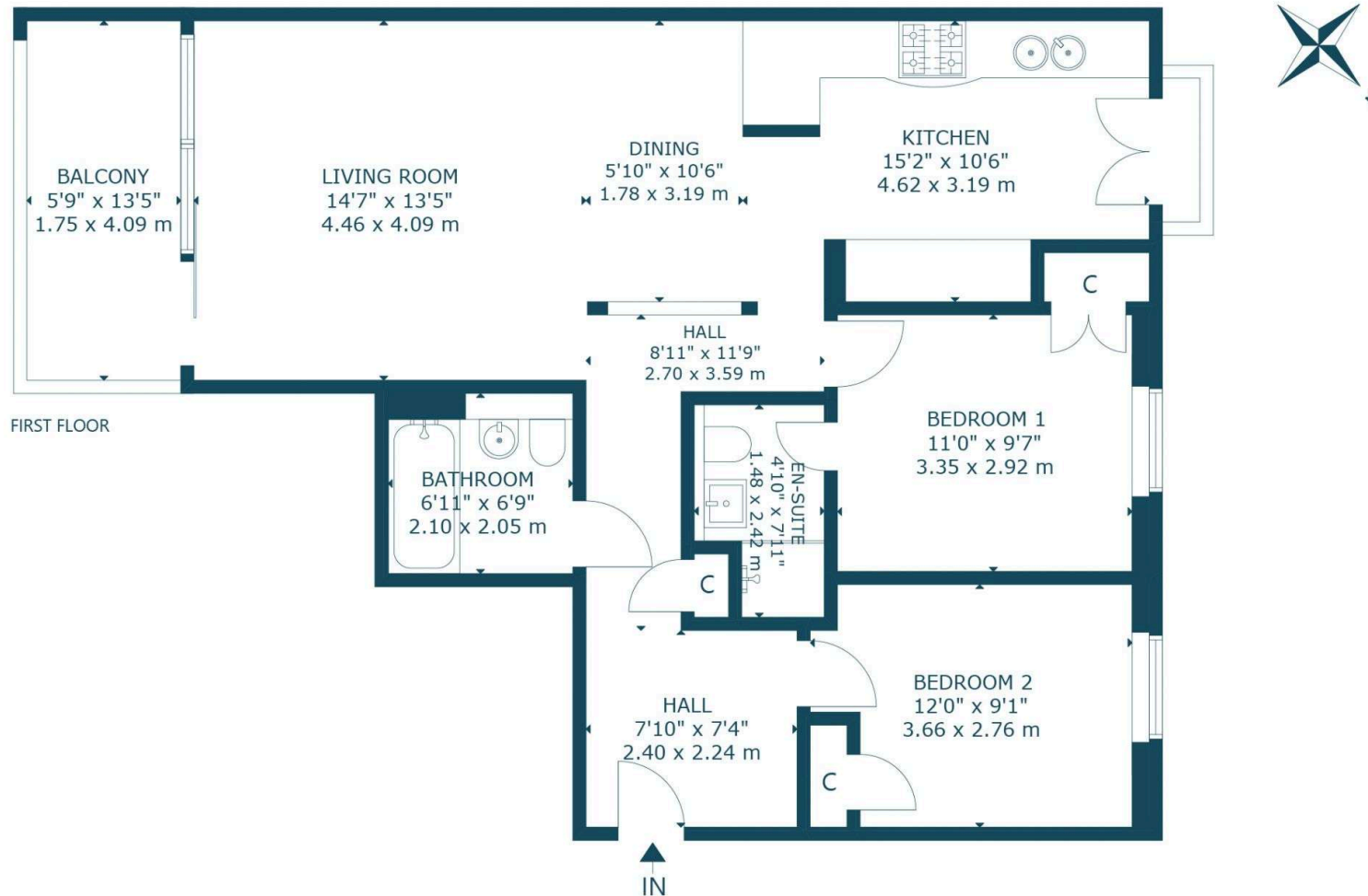
EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.

The factor is Hacking and Paterson and the monthly factoring costs are approximately £80.







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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 882 SQ FT / 82 SQ M
 BALCONY 77 SQ FT / 7 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.