

**4/5 East Pilton Farm
Avenue
Edinburgh EH5 2GA
Offers Over £225,000**

- Living/dining room with access to private balcony
- Recently upgraded kitchen fitted with a range of wall and floor units, gas hob and electric oven and integrated appliances
- Two double bedroom both with fitted wardrobes and master featuring en-suite
- Bathroom fitted with three-piece suite and mains shower over the bath
- Gas central heating and double glazing throughout
- Residents parking
- Well kept communal gardens



1



2



2



EPC B



Flat

Blair Cadell are delighted to bring to market this superb two-bed that is immaculately presented and ideally situated for the first time buyer or young professional. With superb links to the city centre and a wide range of local amenities, viewings are a must.

The accommodation comprises of a large living/dining room with flooded with natural light from sliding doors that offer direct access to a private balcony that is a fantastic sun-trap in the summer months. A recently upgraded kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven, integrated appliances and white goods which are included in the sale. There are two generous double bedrooms both with fitted wardrobes offering plenty of useful storage space and the master featuring an en-suite fitted with a two-piece suite and electric walk in shower. Bathroom fitted with a three-piece suite and mains shower over the bath, and a the hallway with two useful cupboards offering additional storage space. 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

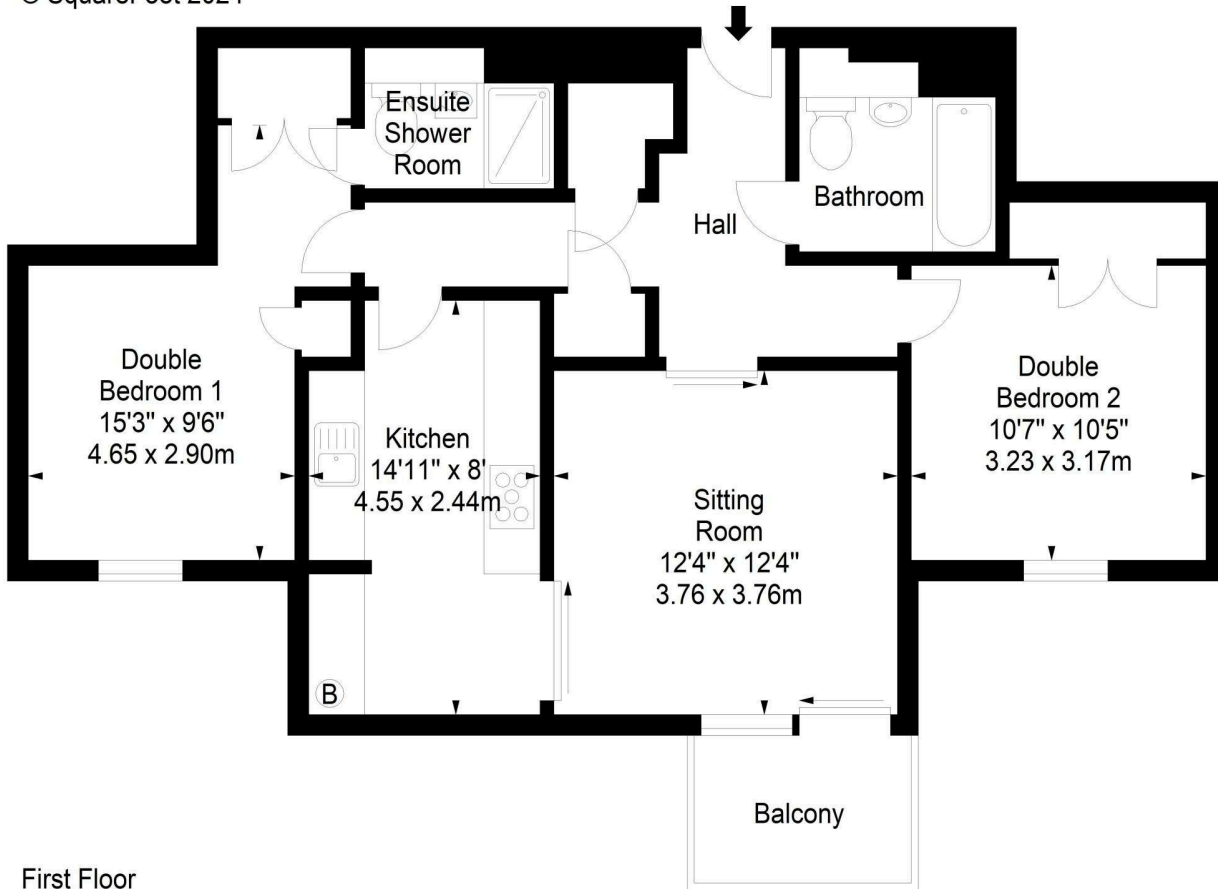
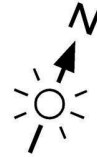




East Pilton Farm Avenue,
Edinburgh,
Midlothian, EH5 2GA



Approx. Gross Internal Area
783 Sq Ft - 72.74 Sq M
For identification only. Not to scale.
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First Floor



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