

COULTERS<sup>®</sup>

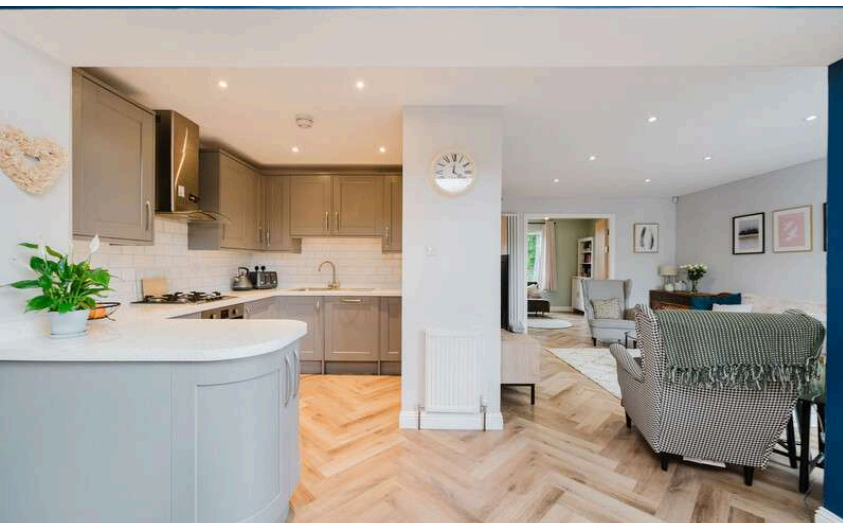
# 63 EAST PILTON FARM WYND

FETTES, EDINBURGH, EH5 2GL

4 BED

2 BATH

2 PUBLIC



## TAKE A LOOK INSIDE

Forming part of an exclusive modern development within the desirable Fettes district of North Edinburgh, this stylish four-bedroom end-terrace house offers an superb family home, with expansive, light-filled interiors and contemporary, open-plan living space. With a desirable position set well-back from the road and behind well-kept shared grounds, the property offers peace, privacy and a child friendly setting.

On ground level, there is a wonderful open plan sitting room with recessed dining area, stylish fitted kitchen with integrated appliances and separate utility room. There are French doors to the rear which offer direct access to the garden. Double doors off the sitting room also lead to a versatile family room or potential fourth bedroom. Off the entrance hall there is a handy WC and under-stair storage.

Upstairs, there are three double bedrooms, two of which have built-in twin wardrobes and with the principal bedrooms also boasting an en suite shower room. A family bathroom off the landing serves the other two bedrooms and there is also a further storage cupboard. Additional storage is available in the partially floored loft space.

## KEY FEATURES

 End terrace house in modern development

 Low maintenance private rear garden

 Excellent schools nearby

 Flexible open plan living

 Single garage and residents' parking

 Short stroll to Comely Bank & Stockbridge

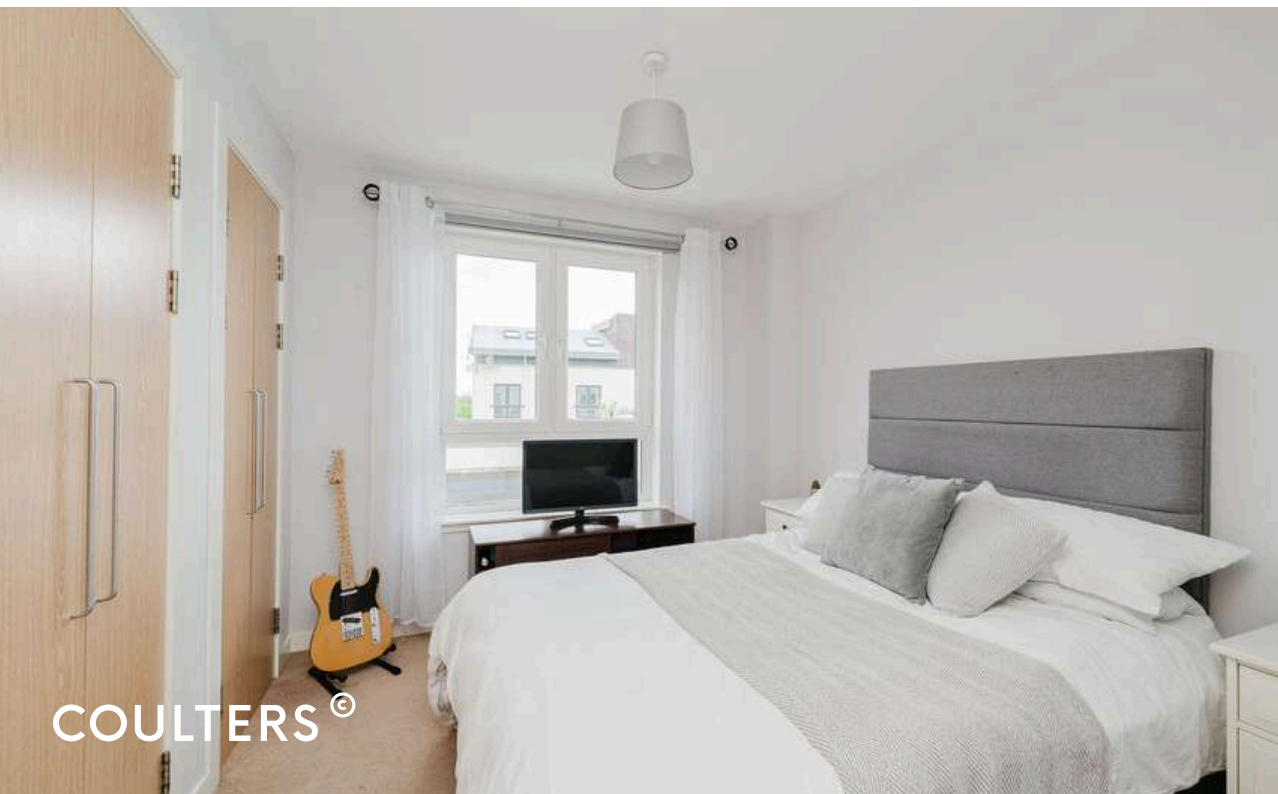


Heating and hot water are provided by a gas central heating system operated by a modern boiler, installed just last year. Double glazing is fitted throughout.

To the rear of the property is a private, easily maintained garden which is paved and decked. The property comes with a single garage and there is additional residents' parking throughout the development.

The factor for the development is Hacking & Paterson and the quarterly fee for maintaining common areas is approximately £50.





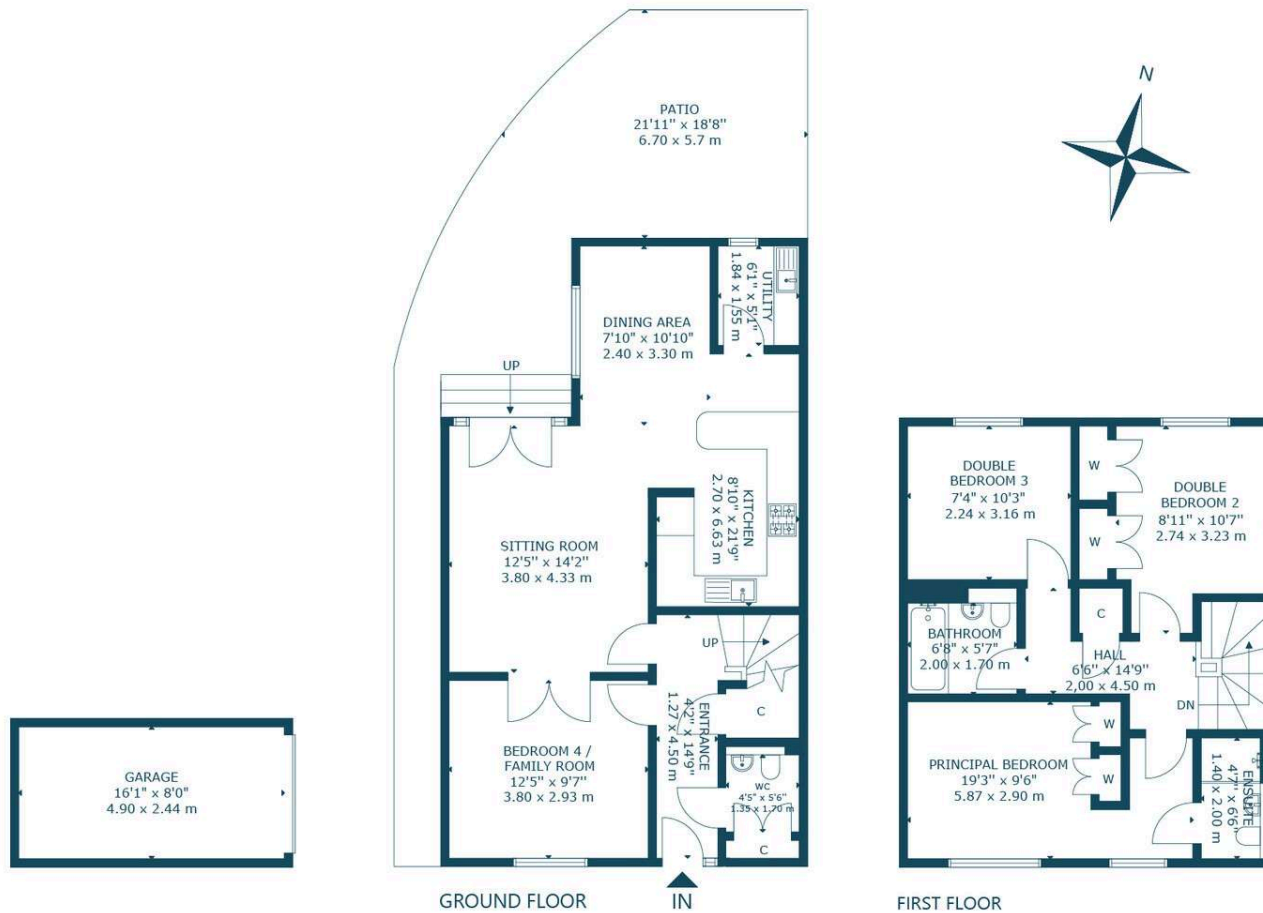
## THE LOCAL AREA

Fettes is a prime residential area two miles north of Edinburgh's City Centre. East Pilton Farm Wynd enjoys excellent leisure and recreational opportunities with the picturesque Royal Botanic Gardens and Inverleith Park nearby. Ainslie Park Leisure Centre minutes from the property has a swimming pool, gym, and fitness classes, and there are further award-winning facilities at Westwood's Health Club and The Village Hotel. Nearby Stockbridge offers an excellent range of restaurants, cafes and bars. Larger shopping requirements are met at Morrisons only a few minutes from the property, as well as Waitrose at Comely Bank and Craigleith Retail Park which houses a Sainsbury's and a Marks and Spencer. The Western General Hospital is within easy walking distance. The property lies in the catchment area of Granton Primary School and Broughton High School. Some of Edinburgh's finest private schools nearby include Fettes College and The Edinburgh Academy. The area benefits from excellent transport links with regular bus services taking you into Edinburgh City Centre, and the M8, The Queensferry Crossing, and Edinburgh International Airport, are all easily accessible.

## EXTRAS

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





63 EAST PILTON FARM WYND, EDINBURGH, EH5 2GL  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,292 SQ FT / 120 SQ M  
 GARAGE 129 SQ FT / 12 SQ M, PATIO 502 SQ FT / 47 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.  
 Copyright © Nest Marketing [www.nest-marketing.co.uk](http://www.nest-marketing.co.uk)

## GET IN TOUCH

 [www.coultersproperty.co.uk](http://www.coultersproperty.co.uk)

 0131 603 7333

 [enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)

## 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.