



**14/1 East Pilton Farm Crescent,
Fettes, EH5 2GH**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

IMMACULATE

TWO BEDROOM, GROUND FLOOR FLAT



This immaculate and spacious, two-bedroom, ground floor flat has a great location in the popular Fettes district in Edinburgh, close to excellent local amenities and transport links. The property has been nicely decorated throughout in neutral tones and is in move in condition. There is a communal entrance, hallway with good storage, a lovely, bright, open plan kitchen/dining/living room, with plenty of space for seating and dining, a breakfast bar and a smart fitted kitchen, with a good range of modern units and integrated appliances. There are two double bedrooms, both with storage, Juliet Balconies and one with an ensuite shower room, and there is a family bathroom. The development has well-kept communal grounds and residents parking.

Communal stair

Hallway with entry phone

Open plan kitchen/dining/living room

Master bedroom, with ensuite shower room

Double bedroom

Bathroom

Gas central heating and double glazing

Communal grounds

Residents parking

Factored by Hacking and Paterson with a monthly charge of approx. £120, which covers buildings insurance and maintenance of communal areas





FETTES

Fettes is one of the most popular areas in Edinburgh being surrounded by green open space yet still within walking distance of the city centre. It is also served by a number of frequent bus services which run into the city centre and beyond. There are excellent local amenities in nearby Stockbridge including convenience shops, fashionable bars and restaurants and quaint coffee shops. The area is also well served by supermarkets and Craighleith Retail Park, all of which are within a short drive. The recreational spaces of The Royal Botanic Gardens and Inverleith Park are close by and there are leisure facilities at the local Westwood Health Club. Pleasant walks can also be enjoyed along the nearby Water of Leith pathways.



Extras

All fitted floor coverings, blinds, light fittings, oven, hob, fridge freezer, washing machine and dishwasher are included in the sale (no warranties given). Furniture is included.

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

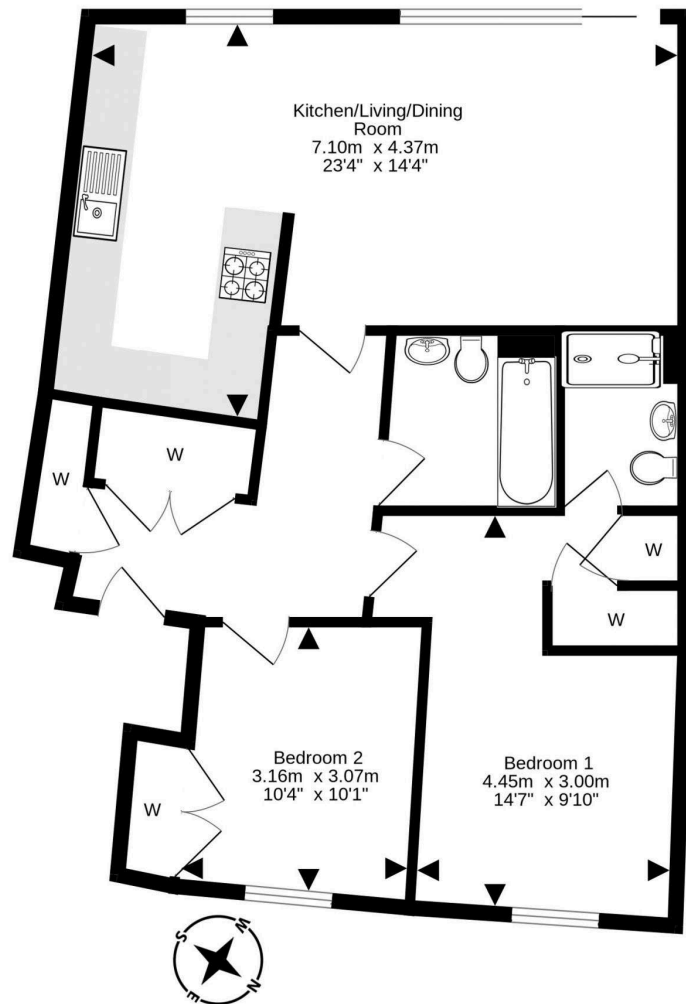
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Home Report Valuation

£0

EPC Rating

Unknown



Bathroom
2.08m x 1.95m
6'10" x 6'5"

Ensuite
2.06m x 1.44m
6'9" x 4'9"

For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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