

**7 East Pilton Farm
Wynd
Edinburgh EH5 2GJ
Offers Over £385,000**

- Living room
- Kitchen/diner fitted with a range of floor and wall mounted units, induction hob and electric oven and integrated appliances
- Three double bedrooms with master featuring en-suite and private balcony
- Utility room
- Family bathroom fitted with three-piece suite
- Gas central heating and double glazing
- Roof terrace
- Single garage

Council Tax Band: E
Tenure: Freehold
Annual Service Charge: £280
Shared Ownership: N



2



3



2



EPC C



Terraced

Blair Cadell is delighted to present this superb terraced house with excellent links to the city centre. With three double bedrooms, this property is ideal for family living and is a must-see.

The accommodation features a spacious living room that seamlessly flows into the kitchen/dining area, perfect for relaxing with friends and family. The kitchen is equipped with a range of floor and wall-mounted units, an induction hob, an electric oven, and various integrated appliances. Each of the three double bedrooms includes built-in wardrobes for ample storage, with the master bedroom boasting an en-suite bathroom, access to eaves storage, and a private balcony—perfect for enjoying a morning cup of coffee. The family bathroom is fitted with a three-piece suite. Additionally, there is a utility room with extra storage units and white goods available by separate negotiation, as well as a convenient ground-floor W.C. The property benefits from a fantastic roof terrace and beautifully maintained communal gardens. Residents' parking is readily available, and the property includes a single garage.

Located in the popular Fettes area, this home offers easy access to the city centre via a frequent bus service. There is also quick access to the M8/9/90 network and the International Airport via Queensferry Road, making it ideal for commuters. The area boasts excellent shopping facilities, including two Morrisons superstores, a Lidl superstore, and a Waitrose in nearby Comely Bank. Recreational amenities include Inverleith Park, Ainslie Park Leisure Centre, Royal Botanic Gardens, The Village, and Westwoods Health Clubs, catering to both outdoor and fitness enthusiasts. Additionally, a variety of popular bars, cafes, and restaurants can be found in the nearby Comely Bank/Stockbridge area.

Viewing by appointment on 0131 337 1800





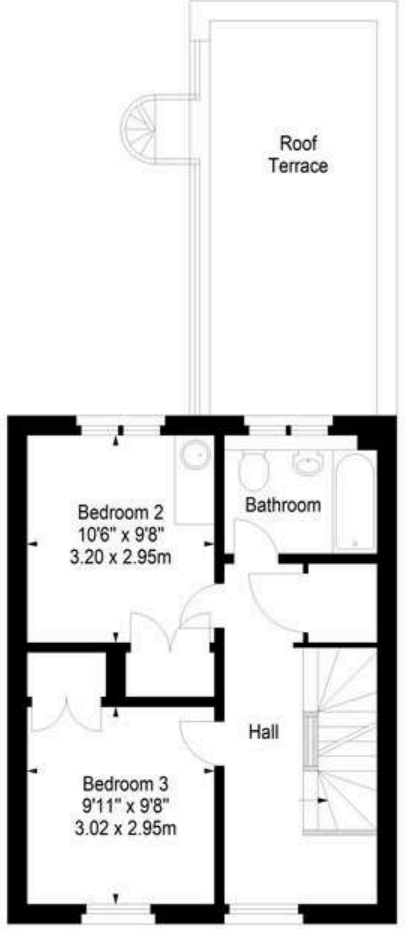
East Pilton Farm Wynd, EH5 2GJ



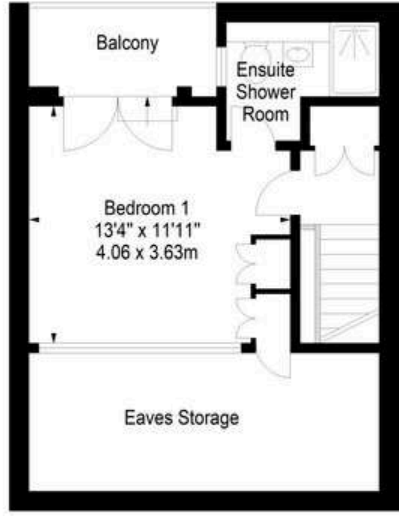
Approx. Gross Internal Area
 1329 Sq Ft - 123.46 Sq M
 (Including Garage)
 For identification only. Not to scale.
 © SquareFoot 2024



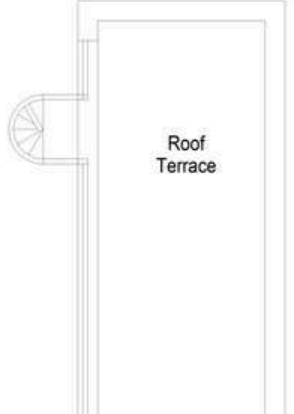
Ground Floor



First Floor



Second Floor



Roof Terrace



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