



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**1, 15 EAST PILTON FARM CRESCENT**

Pilton, Edinburgh EH5 2GG



Situated within easy commuting distance (via car and commuter links) of Edinburgh city centre, this two-bedroom, two-bathroom ground floor main door flat, which forms part of a modern development, is ideal for first-time buyers, city professionals, couples and rental investors alike. The sunny home enjoys bold interiors and light-filled accommodation, including an open-plan kitchen and living/dining area with a terrace, two spacious bedrooms, a bathroom and an en-suite shower room. Externally, 15 East Pilton Farm Crescent residents benefit from access to well-maintained shared garden grounds and residents' parking. Extras: all fitted floor and window coverings, light fittings and kitchen appliances are included in the sale. No warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition. Factoring Information: The factor is Hacking & Paterson and the monthly fee is around £125.



## FEATURES

- Ground floor main door flat in a modern development
- Situated in popular Pilton
- Bold interior design throughout
- Central hall with storage
- Sun-filled terraced living and dining room
- Modern kitchen with fitted cabinetry
- Main bedroom, en-suite and fitted wardrobe
- Versatile second bedroom with a sunny aspect
- Contemporary family bathroom
- Private south-facing terrace
- Well-kept communal garden grounds
- Residents' parking
- Gas central heating and double-glazed windows







"A STYLISH TWO-BEDROOM,  
TWO-BATHROOM FLAT  
WITHIN A MODERN  
DEVELOPMENT SITUATED IN  
THE POPULAR RESIDENTIAL  
AREA OF PILTON."





EPC RATING:



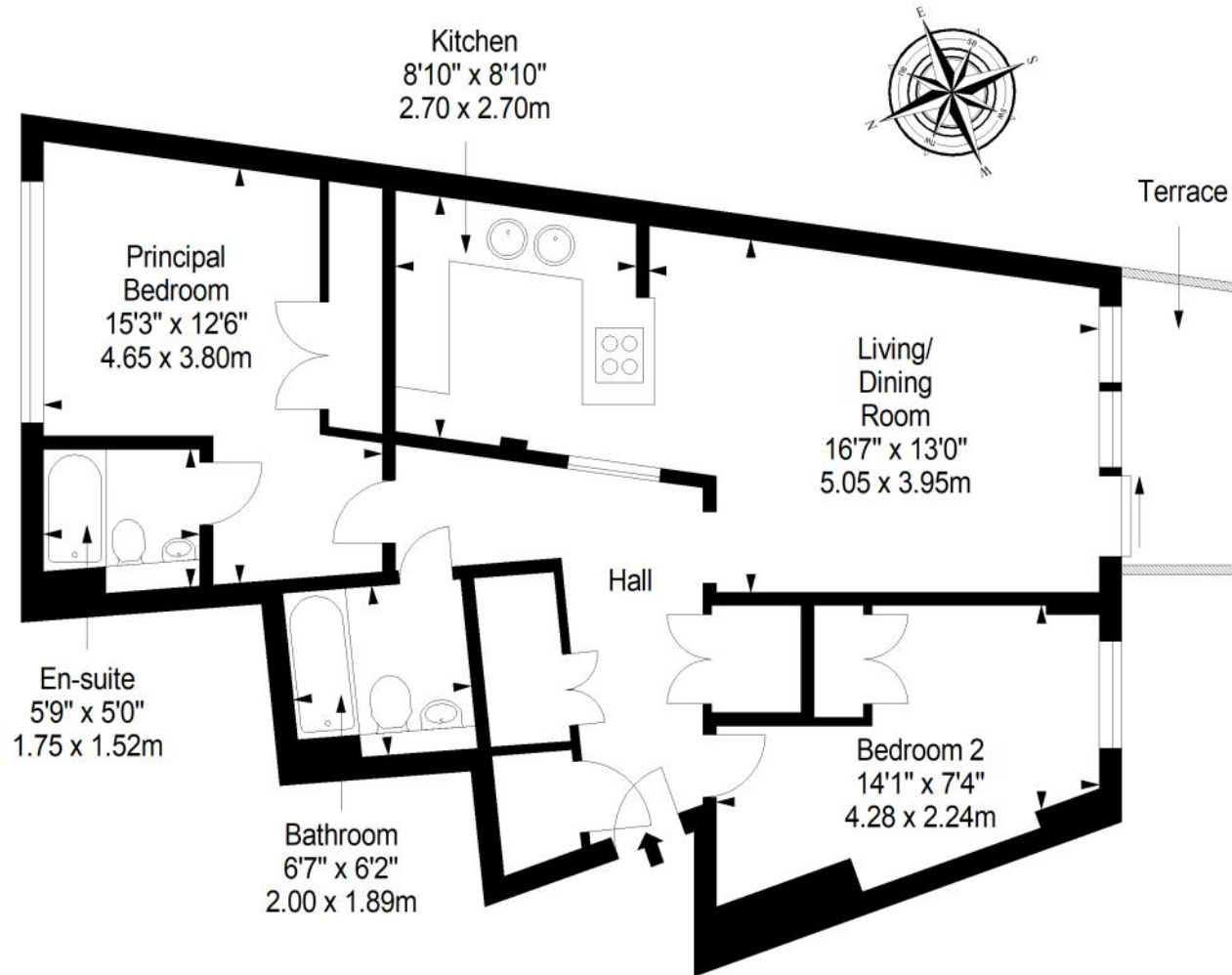
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

### Ground Floor

Approx. 73.5 sq. metres (791.2 sq. feet)



Total area: approx. 73.5 sq. metres (791.2 sq. feet)



GILSONGRAY.CO.UK

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



## BORDERS

01890 880 008



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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.