



# 13/1 East Pilton Farm Crescent

North Fettes, Edinburgh, EH5 2GF

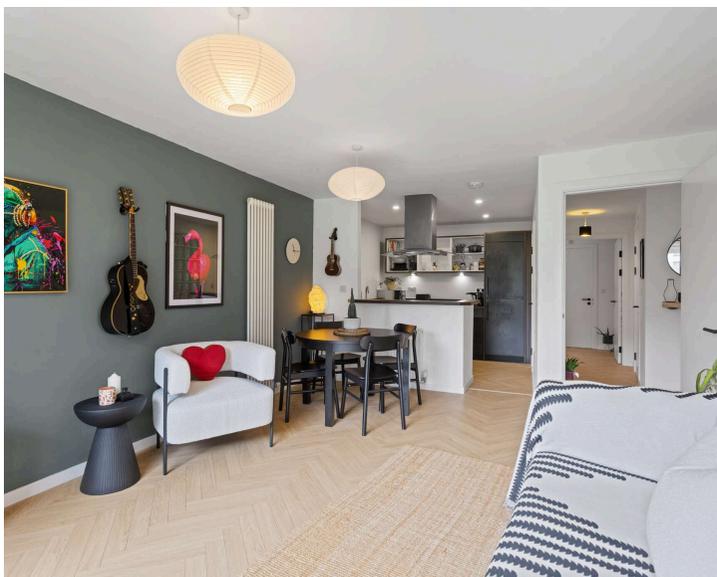


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## Stylish & tastefully presented ground floor flat forming part of an impressive development

- Delightful sitting/dining room
- Open plan to fitted kitchen
- Principal bedroom with en-suite
- Double bedroom 2
- Stylish bathroom
- Bright & tastefully presented
- Popular & convenient location
- Beautifully maintained shared grounds
- Residents' parking
- Gas central heating & double glazing



Offers Over:

**£225,000**



Freehold

Further information can be found in the home report.

## 🏠 About the Property

Forming part of a desirable modern development this tastefully presented, bright ground floor apartment is located close to a variety of amenities and within easy reach of cosmopolitan Stockbridge and the City Centre.

The property offers bright and well proportioned accommodation with contemporary fixtures and fittings throughout with new flooring and decor recently upgraded by the current owner.

There is a lovely patio area with direct access from sitting room that forms part of the delightful shared gardens.

## Extras

All fitted floor coverings, curtains, curtain poles, light fittings, hob, oven, extractor hood, fridge/freezer, dishwasher and washer/dryer are included in the sale price. Some items of furniture may be available by separate negotiation.





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Stylish & tastefully presented throughout with quality fixtures & fittings

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## 📍 Location

North Fettes is one of the most popular areas in Edinburgh. It is well 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 with a Morrisons on Ferry Road within walking distance of the development, and Craighleith Retail Park a short drive away. The recreational spaces of The Royal Botanic Gardens and Inverleith Park are close by and there are leisure facilities at Ainslie Park Leisure Centre, The Village Hotel and Westwood Health Club. Pleasant walks can also be enjoyed along the nearby Water of Leith and Edinburgh Cycle Path walkways.



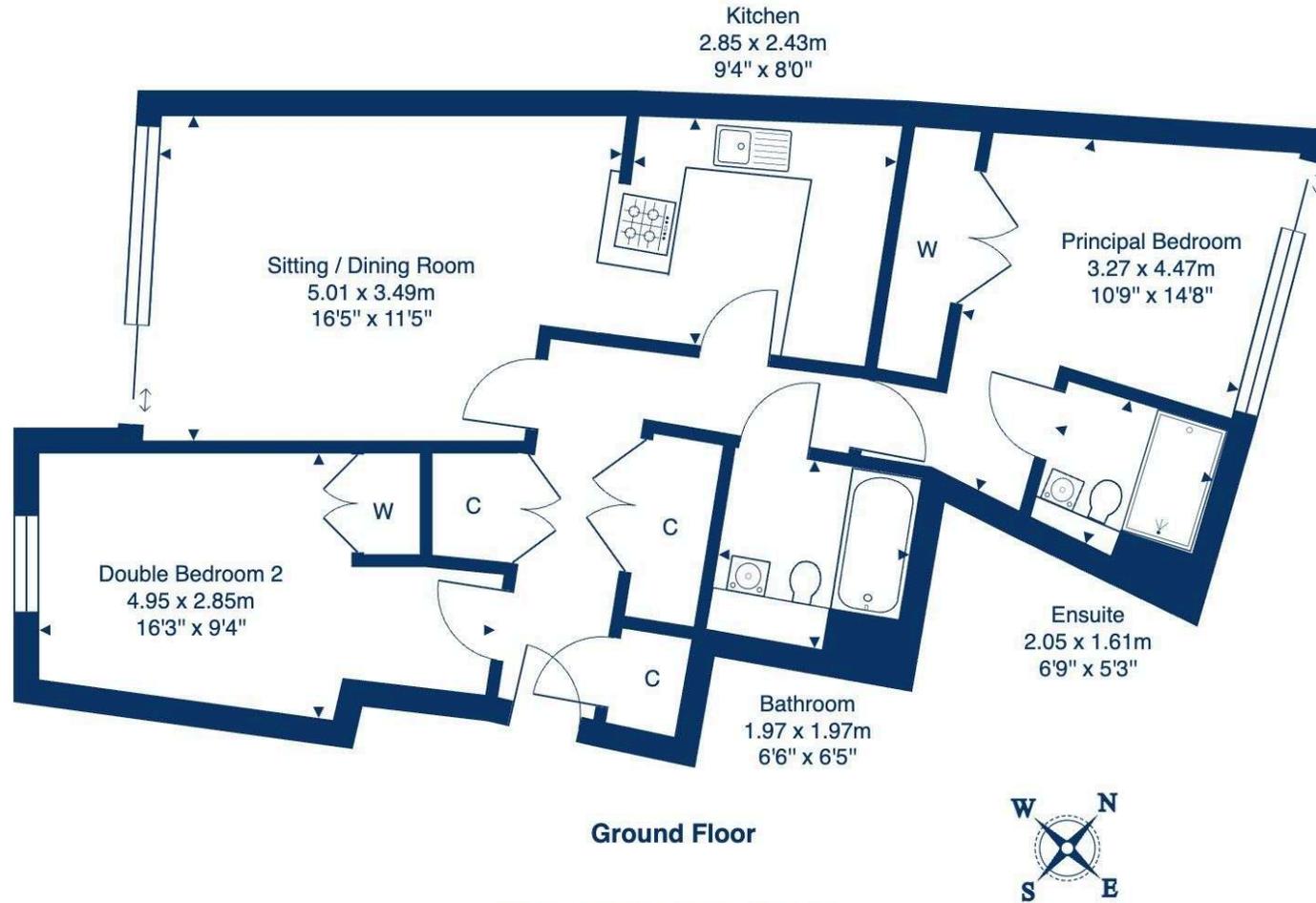
## 🏠 Management

The development is factored and maintained by Hacking and Paterson for an approximate monthly fee of £100-£150, which includes building's insurance.



# Floor Plan

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Ground Floor

Total Area: 68.9 m<sup>2</sup> ... 741 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



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