

8/7 East Pilton Farm Crescent

EDINBURGH, EH5 2GH



*TWO BED FLAT NORTH-WESTERN
DISTRICT OF THE CITY*



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McEwan Fraser Legal is delighted to present this two-bedroom flat in the highly sought-after area of Pilton, just off Ferry Road. The property is in walk-in condition and provides an excellent family home or investment opportunity.

Walking to the end of the corridor as you enter the flat you will come across the bright living/kitchen area. The two are separated by a breakfast bar which opens up the room and allows light to flood in. The kitchen comes with fitted gas hob, oven, fridge/freezer and ample worktop space for the keen chef. The living room allows a full living room suite, alongside a dining room table. The flat also benefits from a large balcony, catching sunshine in the Summer months to come. Along the hall you will come across two full-size double bedrooms, both with integrated wardrobes and the master with a three-piece ensuite. The modern three-piece family bathroom can then be found down the hall from here.

In addition to this, the property includes street parking. This is a rare opportunity to acquire a central flat in a fantastic location.









Bedroom 1



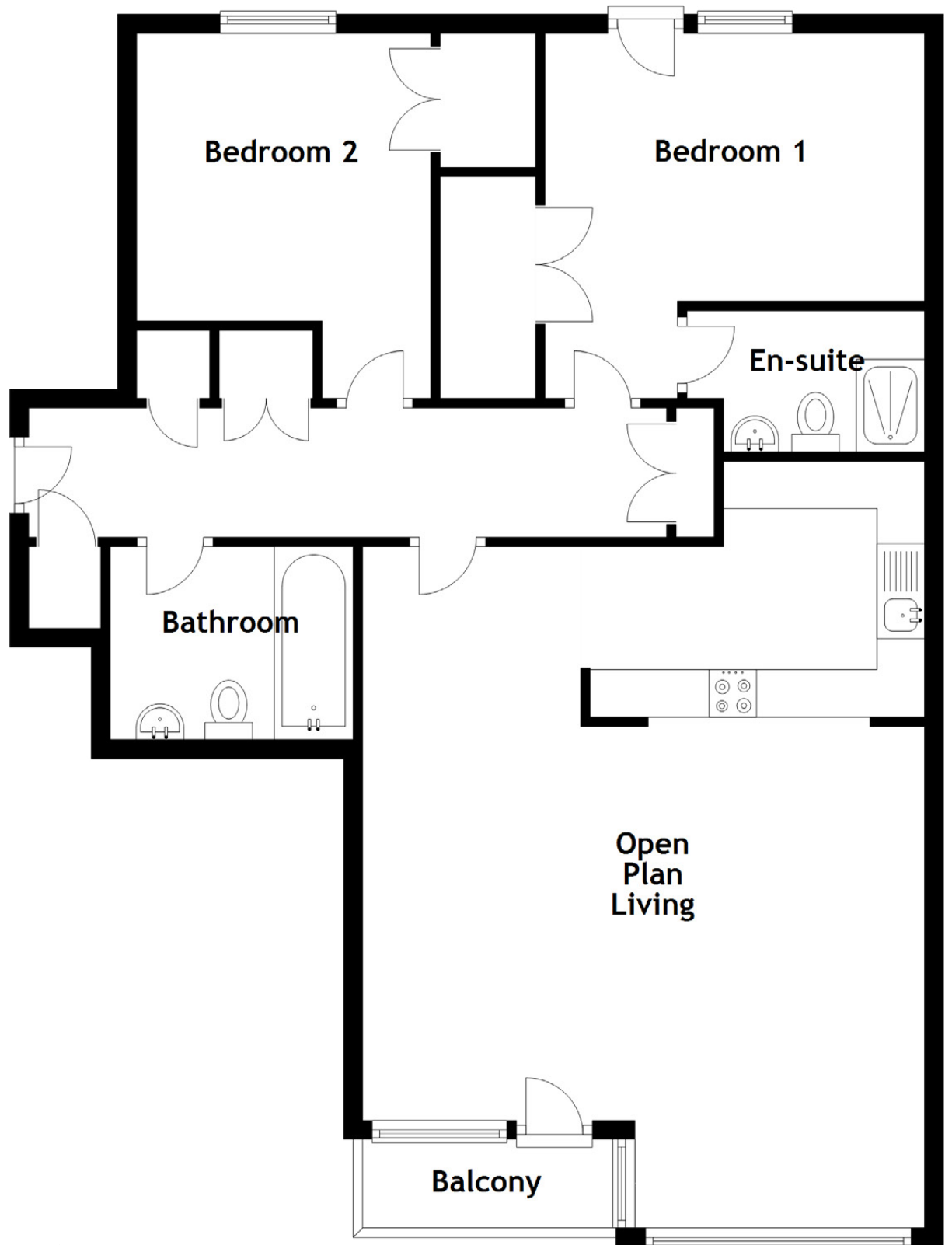




Bedroom 2







Approximate Dimensions
(Taken from the widest point)

Open Plan Living	8.08m (26'6") x 5.92m (19'5")	Bathroom	2.56m (8'5") x 2.03m (6'8")
Bedroom 1	4.00m (13'1") x 3.85m (12'7")		
En-suite	2.50m (8'3") x 1.49m (4'10")	Gross internal floor area (m ²): 83m ²	
Bedroom 2	3.85m (12'7") x 3.10m (10'2")	EPC Rating: B	

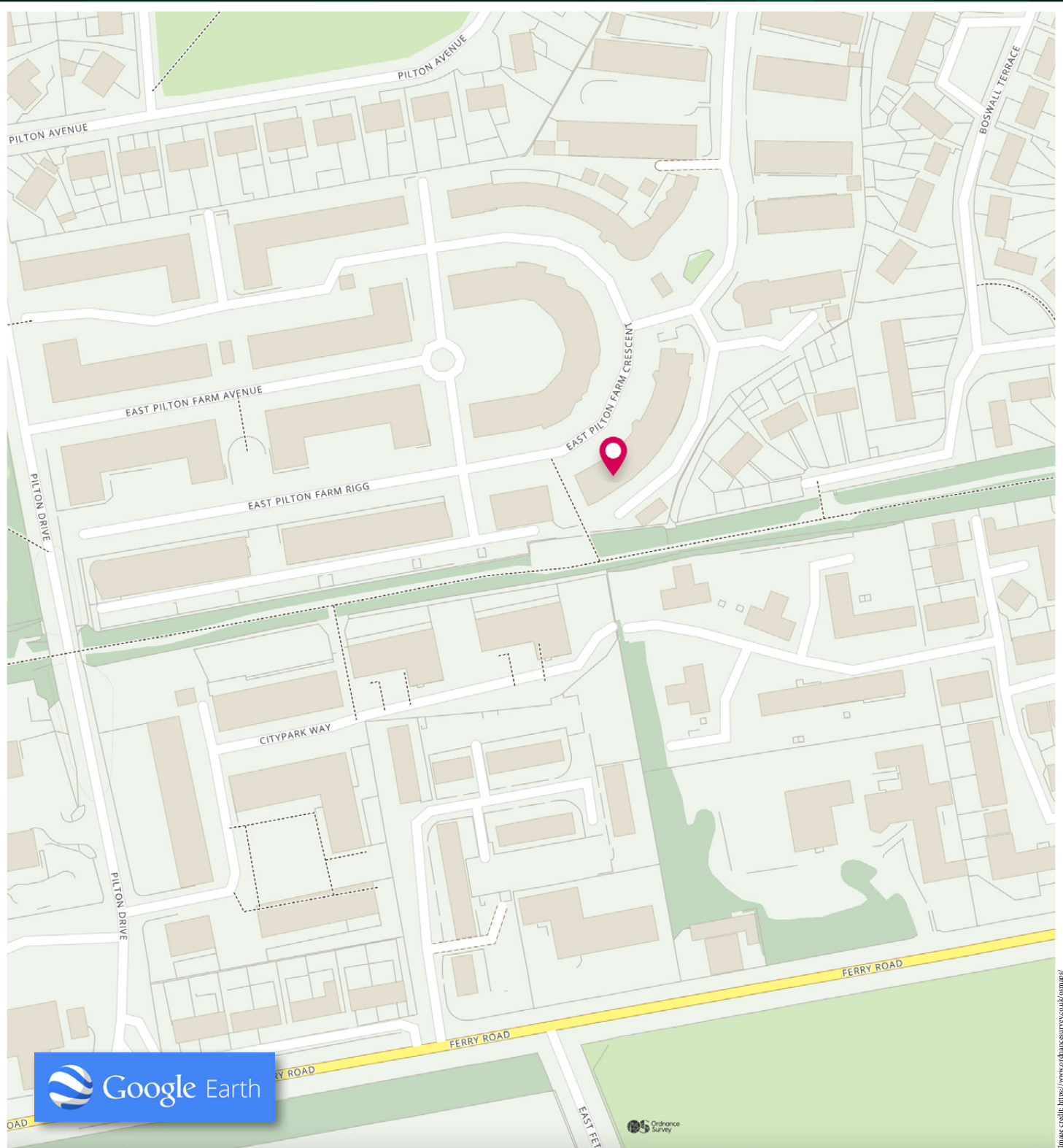




The property is located in Pilton, which lies in a north-western district of the city. The property is ideally placed for shopping, transport, educational and recreational facilities.

Local shopping is within walking distance in Stockbridge where you have a Waitrose supermarket, but for those whose needs are greater, a wider range of shops can be found at the city centre, which, as previously mentioned, is only a short bus or car journey away. Local state and private schools are within walking distance, as are many fine recreational facilities within the area. The Ainslie Park Recreational Centre, having sports facilities and a swimming pool, is a prime example.

There is an excellent bus service close to hand, which will take you the short ten-minute journey into the city centre.



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THE SUNDAY TIMES
THE TIMES



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