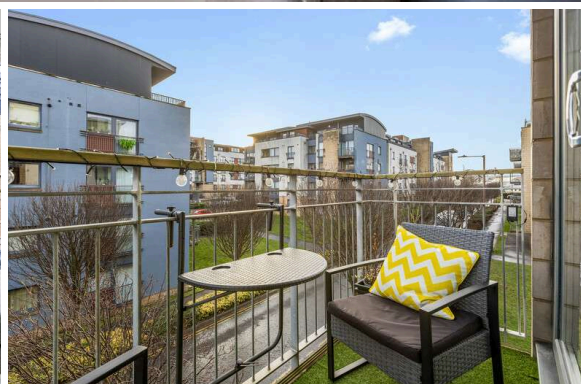




7/8 East Pilton Farm Avenue  
FETTES | EDINBURGH | EH5 2QF

  
**warners**  
solicitors & estate agents





## 7/8 East Pilton Farm Avenue

FETTES | EDINBURGH | EH5 2QF

Warners are delighted to present this exceptionally well presented second floor apartment, forming part of a select modern development, well placed to take advantage of excellent amenities. This lovely south facing flat comes complete with a sunny balcony and boasts a stylish contemporary interior.

The principal living area is semi open plan in design and falls naturally into leisure, dining and cooking zones, with large windows and a sliding glazed door which gives direct access to the balcony. Both bedrooms are comfortable doubles with built-in wardrobes. The principle bedroom has the advantage of an en-suite shower room and this is in addition to the modern family bathroom. Further benefits on offer include gas central heating, double glazing and residents parking facilities.

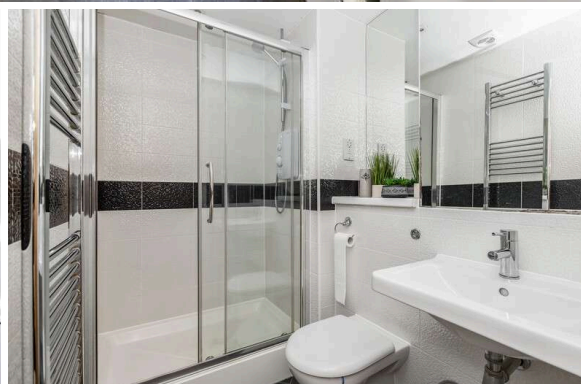
- Bright semi-open plan living area
- South facing balcony
- Two well-proportioned double bedrooms with built-in wardrobes
- Principle en-suite shower room
- Residents car park
- Lift access
- Secure entry system

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

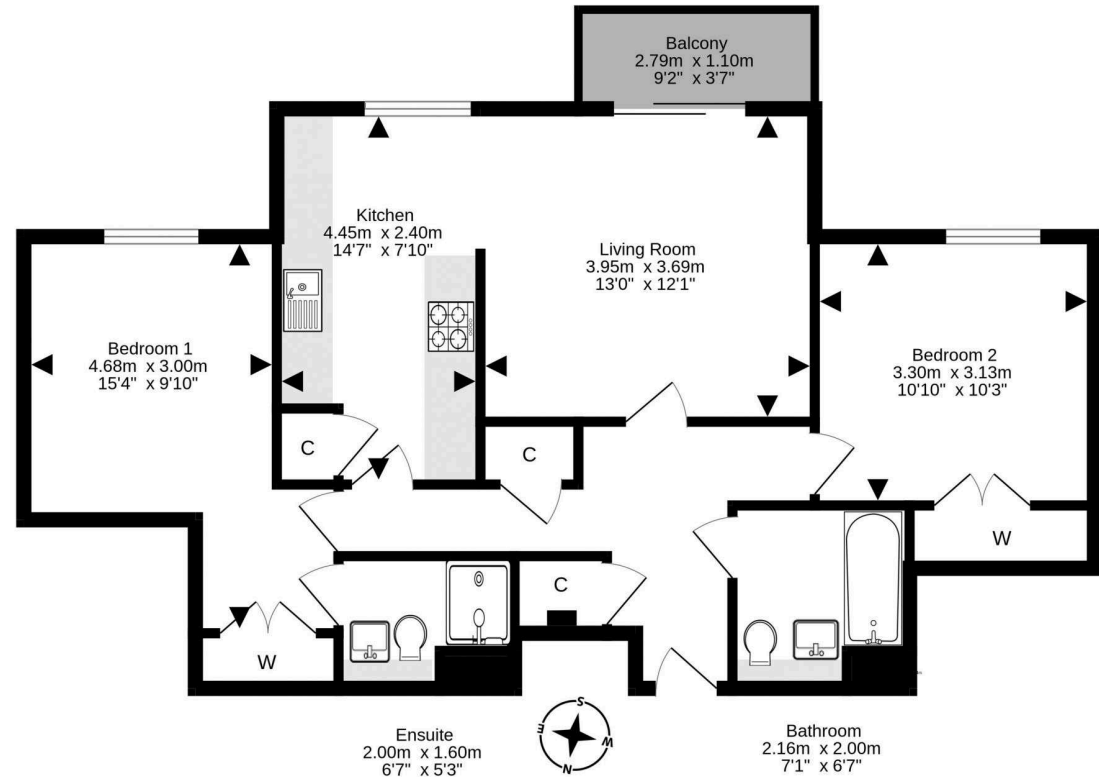


All kitchen appliances, ceiling light fixtures, custom fitted bedroom blinds and kitchen window and balcony door blinds will be included in the sale. EPC Rating B

The highly regarded Fettes area is situated two miles from the City Centre. Some of Edinburgh's most attractive parklands are in the vicinity, including the Royal Botanic Gardens and Inverleith Park. The local Ainslie Park recreational centre offers an extensive range of sporting facilities. Nearby Stockbridge and Comely Bank offer a number of bespoke shops and eateries and Craigmile Retail Park is also near at hand. Excellent schooling, both state and independent, is well represented from nursery to senior level. Regular public transport services operate into Edinburgh, and the main commuting routes, including the M8, M9, Forth Road Bridge and Edinburgh International Airport, are also easily accessible.







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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