



1/4 East Pilton Farm
Place,
Edinburgh
EH5 2QH



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First Floor Flat



accommodation

- Entrance hall
- Sitting room / dining room
- Fitted kitchen
- Master Bedroom Suite
- Two further double bedrooms
- Bathroom
- Balcony
- Residents Parking

features

- Laminate flooring
- Double glazing
- Gas central heating
- Security entry phone
- Communal Gardens
- New bathrooms
- Neutral decor
- Excellent location

description

Stylish first floor flat in a modern development with residents' parking and communal gardens. The accommodation comprises entrance hall with storage cupboards, providing access to the principal apartments, spacious sitting room / dining room with balcony off and three windows to the east and south allowing an abundance of natural daylight, semi open plan to the fitted kitchen with further south facing window, the master bedroom has a useful walk in wardrobe, and en suite shower room with white suite and feature black matte fixtures, two further double bedrooms with fitted wardrobes and bathroom again with white suite and feature black matte fixtures. Unrestricted residents' parking is available to the front and side and there are communal gardens. Overall, this is a wonderful home which must be viewed to be fully appreciated.



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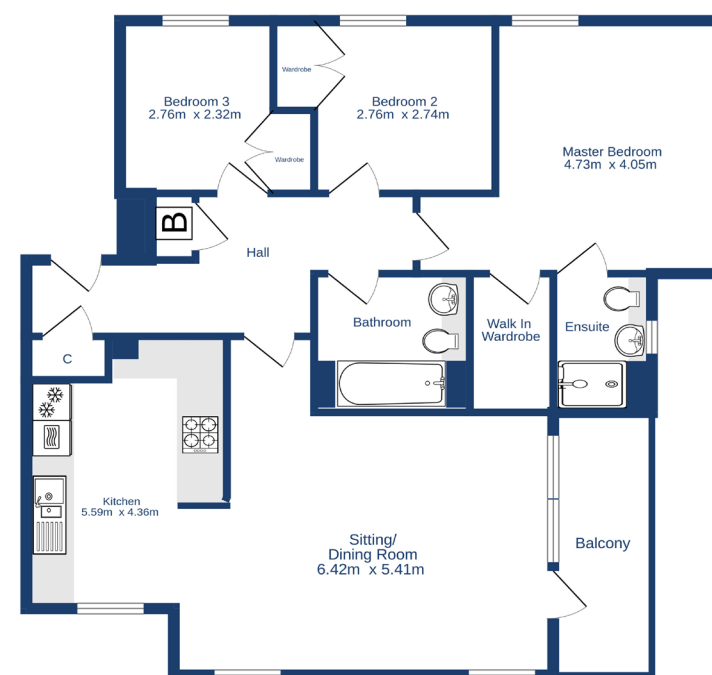
Home Report
Value: £275,000

Items to be included in the sale price:

Fitted floor coverings, blinds and integrated kitchen appliances.



First Floor
91.7 sq.m. approx.



TOTAL FLOOR AREA : 91.7 sq.m. approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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