



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**1/3 EAST PILTON FARM WYND**

Pilton, Edinburgh, EH5 2GJ





Enjoying a convenient ground-floor position, tasteful décor, and a seating balcony overlooking neatly kept communal gardens, this modern south-facing flat comprises two double bedrooms with storage, a principal en-suite shower room, a bathroom, a kitchen, and a spacious area for relaxation and dining. The quietly situated development (with residents' parking) is well-connected to central Edinburgh and close to major road links leading out of the city.

Extras: All fitted floor and window coverings and light fittings are included in the sale.



## FEATURES

- Attractive modern interiors
- Ground-floor flat in quiet development
- Secure entry system
- Entrance hall with storage
- South-facing living/dining room with balcony
- Stylish south-facing kitchen
- Two double bedrooms with fitted wardrobes
- Principal en-suite shower room
- Three-piece bathroom
- Communal garden grounds
- Unrestricted residents' parking
- Gas central heating and double glazing





"A SPACIOUS TWO-BEDROOM CITY HOME WITH WELCOMING INTERIORS, A SOUTH-FACING BALCONY, AND PRIVATE PARKING"



EPC RATING:

C

COUNCIL TAX BAND:

E

## VIEWINGS

By appointment with Gilson Gray on 0131 516 5366



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



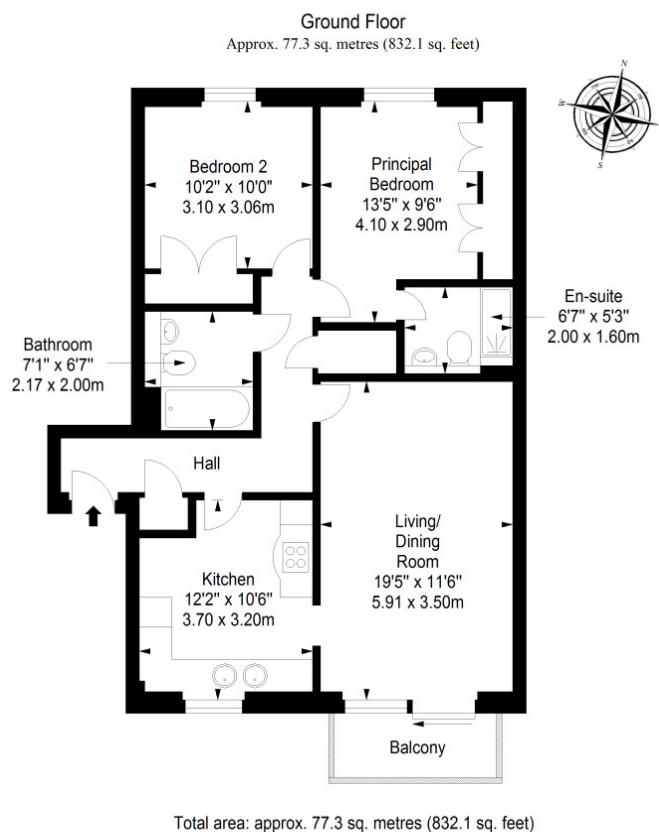
## DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



## BORDERS

01890 880 008



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CHARTERED FIRM



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.