



## East Pilton Farm Rigg

Edinburgh

EH5 2GD

Set within the popular East Pilton Farm Rigg development, this well-presented two-bedroom apartment offers bright, comfortable living within easy reach of Edinburgh city centre.

### Key Features

- Freehold
- Lift Access
- Residents Parking
- Includes all appliances
- 2 Double Bedrooms
- Laminate Flooring Throughout
- Council Tax Band E

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The main living area combines lounge and dining space in an open-plan layout, creating a sociable and practical setting for everyday living. Large windows bring in plenty of natural light, while the adjoining kitchen is fitted with modern units, good worktop space, and integrated appliances.



Both bedrooms are generous doubles with built-in storage, offering flexible accommodation for professionals, couples, or those working from home. The bathroom is finished in a clean, contemporary style with quality fittings throughout.



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The property also benefits from excellent storage, double glazing, efficient heating, and access to well-kept communal grounds with residents' parking.

Conveniently located to the north of the city centre, regular bus services and cycle routes providing access into central Edinburgh. The nearby A90 and City Bypass also make commuting further afield simple, while Edinburgh Airport is easily accessible.

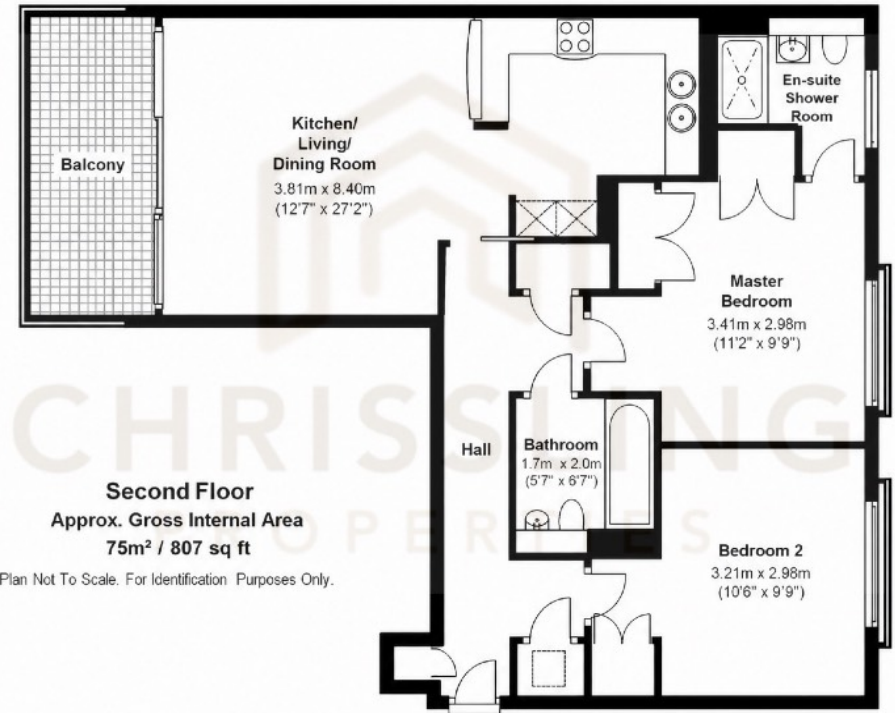
A range of local shops, supermarkets, cafes, and green spaces are all close at hand, making this an excellent option for first-time buyers, professionals, or buy-to-let investors

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#### DISCLAIMER

These particulars are intended to give a fair description of the property but the accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms 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.

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