



East Pilton Farm Crescent, Flat 2, 7 East Pilton Farm Crescent, Edinburgh, EH5 2GF

Edinburgh Residential Portfolio | 7 Modern 2 Bedroom Apartments | Commercial LBTT Qualifying | ERV: £180K p.a | Price: £1,035,000

Summary

Tenure	For Sale
Available Size	850 sq ft / 78.97 sq m
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Located In Highly Desirable Pilton Suburb of Edinburgh
- E.R.V £105,000p.a. - £117,000p.a.
- All 2 Bedroom - Value c. £1.25m
- Fantastic Buy to Let Portfolio Of 7 Apartments
- Commercial LBTT Qualifying
- Price: £1,035,000

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Summary

Available Size	850 sq ft
Business Rates	Upon Enquiry
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The apartments are located within the larger Taylor Wimpey Pilton residential scheme developed in the early 2000's comprising 654 homes.

The developments benefit from off street parking, controlled access, double glazed windows, with each block offering private elevators.

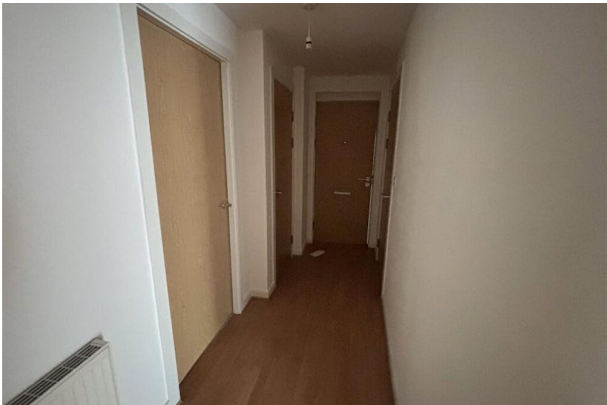
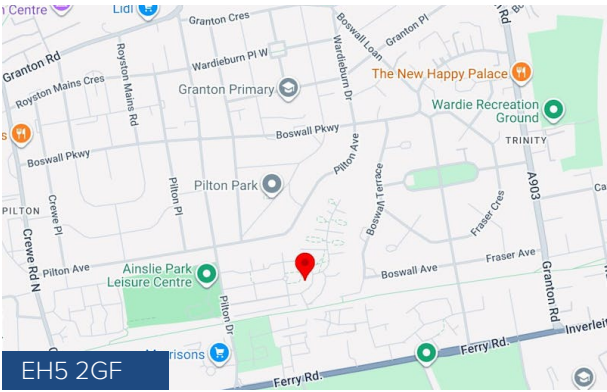
Each apartment, while offering different layout configurations, all offer spacious lounge, kitchen and dining areas, with 2 bedrooms (one en-suite) and one master bathroom with each apartment benefitting from full balcony or verandah.

The apartments benefit from a wet gas fired central heating system. We have been advised any home report will value in the region of £175,000 - £185,000 resulting in an end value of £1.225m - £1.295m

Location

The properties are situated on East Pilton Farm Crescent, within the Pilton suburb of Edinburgh. Situated in the vibrant North Edinburgh community of Pilton, these properties offer easy access to local amenities, green spaces, and the waterfront at Granton Harbour. The area is undergoing significant regeneration, with a diverse mix of families, young professionals, and first-time buyers.

The area is well served with excellent connectivity with regular bus services to Edinburgh city centre, Waverley Station, and the airport. Quick access to the A902 and A90 for drivers.



Viewing & Further Information



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