



Flat 2, 9 East Pilton Farm Avenue, Fettes, Edinburgh, EH5 2QW

Beautifully Presented, One-Bedroom, Ground-Floor Flat.

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Property Description

Beautifully-presented, one-bedroom, south facing ground-floor flat, with a private terrace, set within the modern and factored Strada development, located in the highly-regarded Fettes area, north of Edinburgh city centre.

The accommodation comprises an; entrance hallway, open-plan living/dining room and kitchen, double bedroom with walk-in dresser, and a bathroom.

With light neutral decor throughout, features include a modern fitted kitchen with integrated appliances, contemporary lighting and flooring, double glazing and gas central heating. In addition, there is good storage provision, multiple TV and telephone points, and a contemporary fitted bathroom suite.

The development also provides communal landscaped grounds, secured entry system and ample residential parking.

The hall gives access throughout, and features a built-in store cupboard, wood-effect flooring and the secured entry system.

A spacious, open plan living area includes carpeted flooring, a pendant light for the lounge, and recessed lighting over the kitchen, as well as a patio door to the private terrace.

The stylish fitted kitchen includes wood-effect worktops, sink with drainer, a tiled surround, unit downlights, and an integrated dishwasher, washer/dryer, fridge/freezer and an oven, gas hob and canopy with stainless steel splash-back.

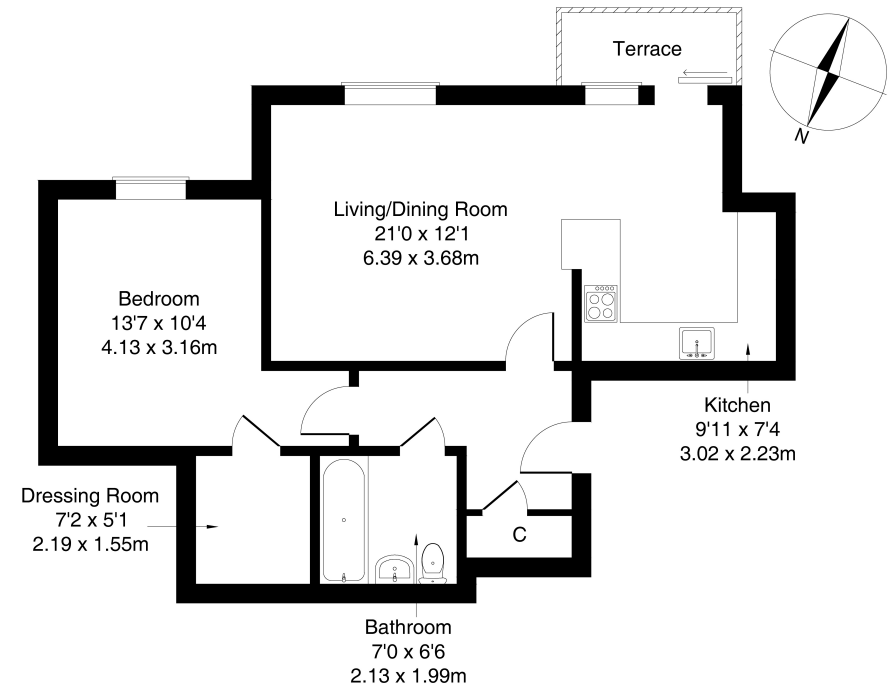
A carpeted double bedroom has TV and phone points, and a generous walk-in wardrobe.

The bathroom is set internally off the hall, and has a modern fitted suite, including a mains shower over the bath, tiled walls and a shaver point.



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Approximate Gross Internal Area: (646 sq ft - 60 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Fettes is a desirable location, within easy reach of excellent local shopping and public transport links, along with some of Edinburgh's finest open spaces. The area is well-served by supermarkets, with a Waitrose at Comely Bank, a Morrisons on Ferry Road, and Sainsbury's at Craigeleith. Nearby Stockbridge is home to a wide variety of delicatessens, cafés, restaurants, butchers, and greengrocers, whilst both

Craigeleith Retail Park and Ocean Terminal provide a range of high-street stores. Recreational options include cycle paths and walkways along the Water of Leith, Royal Botanic Gardens, Inverleith Park, as well as the Ainslie Park Leisure Centre. There is a choice of well-regarded public and private schools close by, including Edinburgh Academy and the iconic Fettes College.





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