



Flat 8, 5 East Pilton Farm Crescent, Edinburgh, , EH5 2GF

Well-Presented & Spacious, Two Bedroom, Second Floor Flat with Balcony

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Property Description

Light, well-presented and spacious, two-bedroom, second-floor flat, with a private balcony, set within the modern and factored Strada development. Located in the highly-regarded Fettes area, north of Edinburgh city centre. Comprises an entrance hallway, open-plan living/dining room and kitchen, two double bedrooms, an en-suite shower room and a family bathroom.

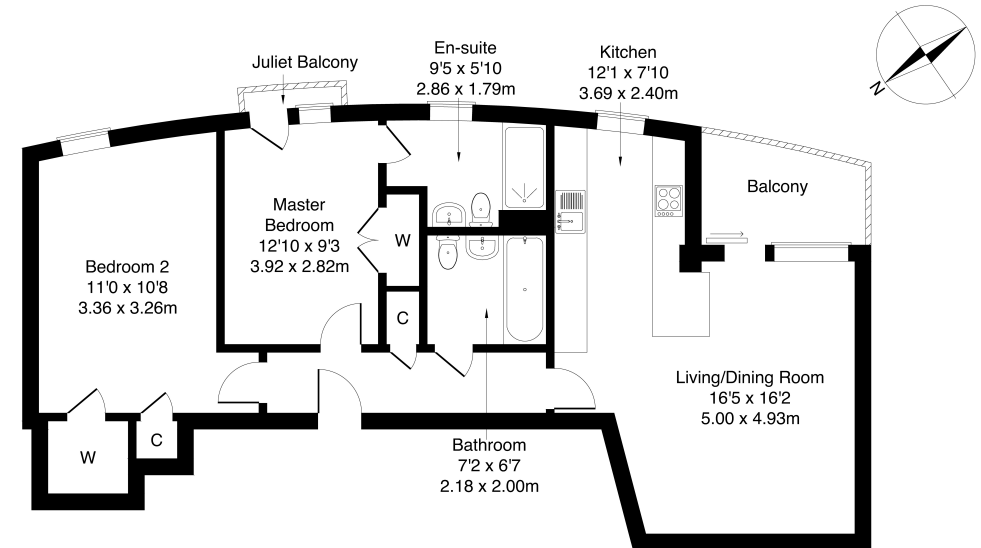
With light neutral decor and contemporary flooring throughout, features include a modern kitchen with integrated appliances and fitted bathroom suites. No warranty will be given with any of the appliances included in the sale. In addition, there is good storage provision including bedroom wardrobes, multiple TV points, double glazing and gas central heating. The development also provides communal landscaped grounds, a secured video entry system and ample residential parking.

A welcoming entrance hall gives access throughout and features a built-in storage cupboard, wood-effect flooring and the secured entry system. A spacious, open-plan living area includes wood-effect flooring, two pendant light fittings for the lounge and dining area, and recessed spotlighting over the kitchen, as well as a patio door to the private balcony. The stylish fitted kitchen includes stone-effect worktops and a breakfast bar, a sink and drainer; and an integrated dishwasher, washing machine, fridge/freezer, oven, and a gas hob with a canopy and a stainless steel splash-back.

Two well-proportioned bedrooms include carpeted flooring and built-in wardrobes; with bedroom two featuring a walk-in wardrobe and the master bedroom including a generous en-suite shower room and a Juliet balcony. Completing the accommodation, the family-size bathroom is set internally off the hall, with a modern three-piece suite, tiled walls and a shaver point.

Sold as seen. No onward chain.

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Approximate Gross Internal Area: (883 sq ft - 82 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 a Sainsbury's at Craighleith. Nearby Stockbridge, Comely Bank, Trinity and Inverleith offer vibrant areas, home to an eclectic mix of quality delicatessens, cafés, restaurants, bars,

butchers, fishmongers and greengrocers, whilst both Craighleith Retail Park and Ocean Terminal provide a range of high-street stores. Recreational options include cycle paths and walkways along the Water of Leith, the renowned 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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