



## 2/4, East Pilton Farm Rigg, Edinburgh, EH5 2GD

Light & Tastefully Presented Two-Bedroom, First-Floor Apartment with South-Facing Balcony

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# Property Description

Light, tastefully presented and spacious, two-bedroom, first-floor apartment, with a south-facing 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, a semi-open-plan living/dining room and kitchen, two double bedrooms, an en-suite shower room, and a bathroom.

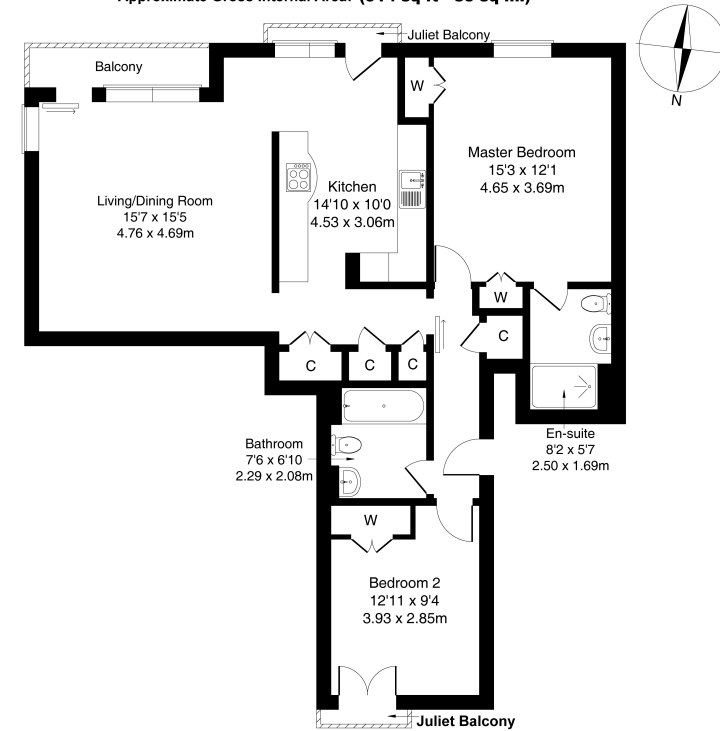
Highlights include a modern kitchen with a full range of integrated appliances, fitted bathroom suites, and contemporary flooring. In addition, there is excellent built-in storage including bedroom wardrobes, multiple TV and telephone points, double glazing and gas central heating.

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

An entrance welcomes you into the property, providing access to all rooms and allowing for seamless, functional living. The living room features a semi-open-plan kitchen area and is finished with light, tasteful décor, while also offering direct access to the balcony, creating an ideal space for entertaining. The kitchen has a modern finish with granite-effect countertops and matching upstands, a stylish splashback, a stainless steel sink with drainer, as well as an integrated oven and gas hob with canopy above, along with a washing machine, dishwasher, and fridge/freezer, all complemented by ample storage throughout.

Moving through to the bedrooms, both are finished with tasteful décor, contemporary wood-effect flooring, and built-in storage. Bedroom one further benefits from an en suite shower room, while bedroom two features a Juliet balcony. Completing the property is the family bathroom, which is a three-piece suite with a shower over the bath.

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2/4 East Pilton Farm Rigg, Edinburgh, EH5 2GD  
Approximate Gross Internal Area: (914 sq ft - 85 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 highly sought-after residential area offering convenient access to excellent local shopping, public transport, and some of Edinburgh's most attractive green spaces. Supermarkets in the vicinity include Waitrose at Comely Bank, Morrisons on Ferry Road, and Sainsbury's at Craigeith. The surrounding neighbourhoods of Stockbridge, Comely Bank, Trinity and Inverleith offer a vibrant mix of independent retailers, including cafés, restaurants,

bars, delicatessens, butchers, fishmongers and greengrocers. High-street shopping is also available at Craigeith Retail Park and Ocean Terminal. Outdoor and leisure opportunities include scenic paths along the Water of Leith, the Royal Botanic Gardens, Inverleith Park, and Ainslie Park Leisure Centre. The area is well-served by respected public and private schools, including Edinburgh Academy and the prestigious Fettes College.





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