



## Flat 2, 47 East Pilton Farm Wynd, Edinburgh, EH5 2GL

Well Proportioned & Tastefully Presented, Two-Bedroom, Ground-Floor Flat

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# Property Description

Well-proportioned and tastefully presented, two-bedroom, ground-floor flat, quietly positioned at the end of the regarded Strada development. Conveniently located in the highly sought-after 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.

Highlights include a fitted kitchen with appliances, fitted bathroom suites, Juliet balconettes, and modern flooring. In addition, there is superb storage provision, including bedroom wardrobes, double glazing and gas central heating.

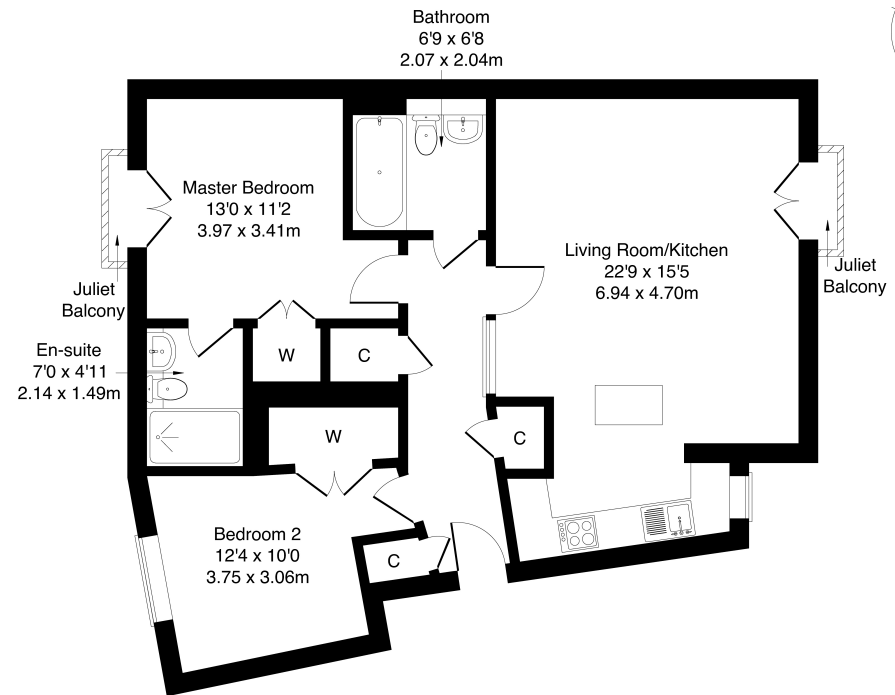
The development also provides a large shared green to the rear, a secured video entry system and ample residential parking.

A welcoming entrance hallway provides access to all rooms throughout the property and benefits from two useful built-in storage cupboards. The spacious living area is well proportioned and ideal for both relaxing and entertaining, featuring soft carpeted flooring, a wall-mounted TV point, a central light fitting and contemporary column radiators. Ample space is available for a full lounge suite and dining area, with natural light flooding the room through the doors opening onto a Juliet balcony, creating a bright and airy atmosphere. The modern fitted kitchen is thoughtfully designed and finished to a high standard, boasting marble-effect worktops, a tiled splashback, sleek cabinetry and spotlighting. Integrated appliances include a fridge/freezer, washing machine, oven and an induction hob with canopy extractor above, offering both style and practicality.

The generous master bedroom is tastefully presented with carpeted flooring and benefits from a built-in wardrobe, a modern column radiator and direct access to a Juliet balcony, allowing for plenty of natural light. The room further enjoys the luxury of a contemporary en-suite, providing a private and convenient addition to the space. Bedroom two is also well-sized and carpeted, featuring a built-in wardrobe and offering flexibility for use as a guest bedroom, home office or additional living space. Completing the accommodation is the modern fitted bathroom, which comprises tiled-effect flooring, a central light fitting, a tiled splashback surround and a shower over the bath, finished with clean, contemporary styling throughout.

## omov<sup>8</sup> Flat 2, 47 East Pilton Farm Wynd, Edinburgh, EH5 2GL

Approximate Gross Internal Area: (797 sq ft - 74 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 Craighleith. 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 Craighleith 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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