



Flat 8, 15 East Pilton Farm Crescent, Fettes, Edinburgh, EH5 2GG

Beautifully Presented, Two Bedroom, Second Floor Flat with Private Balcony

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Property Description

Beautifully presented, two-bedroom, second-floor flat, with a private balcony, set within a 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.

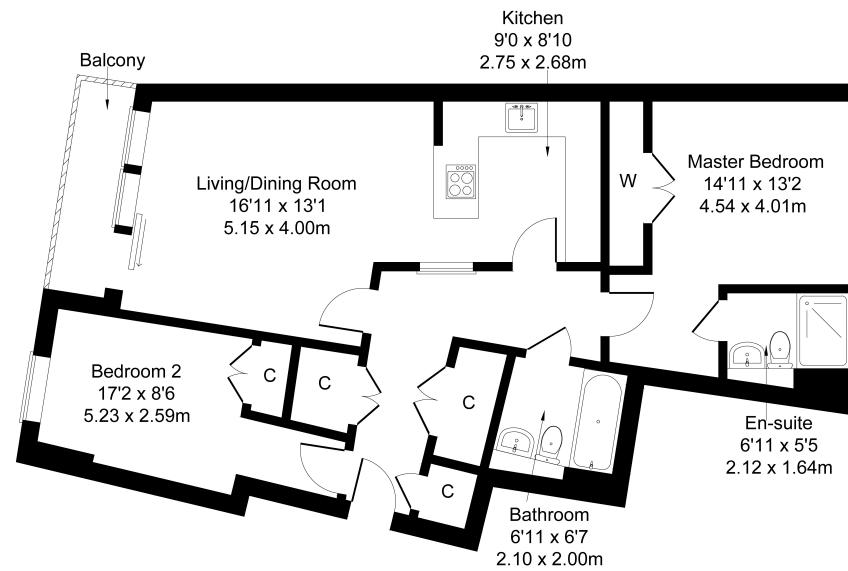
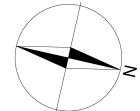
With light tasteful decor throughout, features include a modern kitchen with appliances, fitted bathroom suites, and contemporary lighting and flooring. In addition, there is good storage provision including bedroom wardrobes, multiple TV points, double glazing and gas central heating.

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

A welcoming entrance hall affords access throughout the property, and features superb storage provision with three built-in cupboards. Set to the front, the open-plan living/dining room features full-height windows with a southerly aspect and a door accessing a balcony, allowing plentiful natural light; whilst offering ample space for both lounge and dining furniture. Set to the rear of the room, with further access via the hall, the kitchen is fitted with modern units and worktops, a sink with drainer; an integrated oven, gas hob, washing machine and fridge/freezer; and a freestanding dishwasher.

The tastefully finished master bedroom is set to the rear, with wood effect flooring, a central light fitting, a built-in wardrobe and an en-suite shower room with a mains mixer shower and tiled splash walls. A further double bedroom is set to the front, similarly well-finished with wood effect flooring and a built-in wardrobe. Completing the accommodation, the bathroom is set internally, with a modern three-piece suite and partially tiled splash walls.

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Flat 8, 15 East Pilton Farm Crescent, Edinburgh, EH52GG
Approximate Gross Internal Area: (818 sq ft - 76 sq m.)



Second Floor

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 Craigleath. Nearby Stockbridge is home to a wide variety of delicatessens, cafés, restaurants, butchers, and greengrocers, whilst both Craigleath 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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