



8/16, East Pilton Farm Avenue, Edinburgh, EH5 2GB

Immaculately Presented and Spacious, Three-Bedroom, Third-Floor Apartment

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Property Description

Immaculately presented and spacious, three-bedroom, third-floor apartment, set within the modern and factored Strada development. Featuring a south-facing aspect and two balconies, located in the highly-regarded Fettes area, north of Edinburgh city centre.

Comprises an entrance hallway, open-plan living/dining room and kitchen, master bedroom with en-suite shower room, two double bedrooms, and a bathroom.

Updated for the market with fresh neutral decor throughout, new carpeted flooring, and gas central heating with a recent new boiler. Further highlights included fitted bathroom suites, quality tiled flooring, double glazing and superb storage provision and multiple TV points.

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

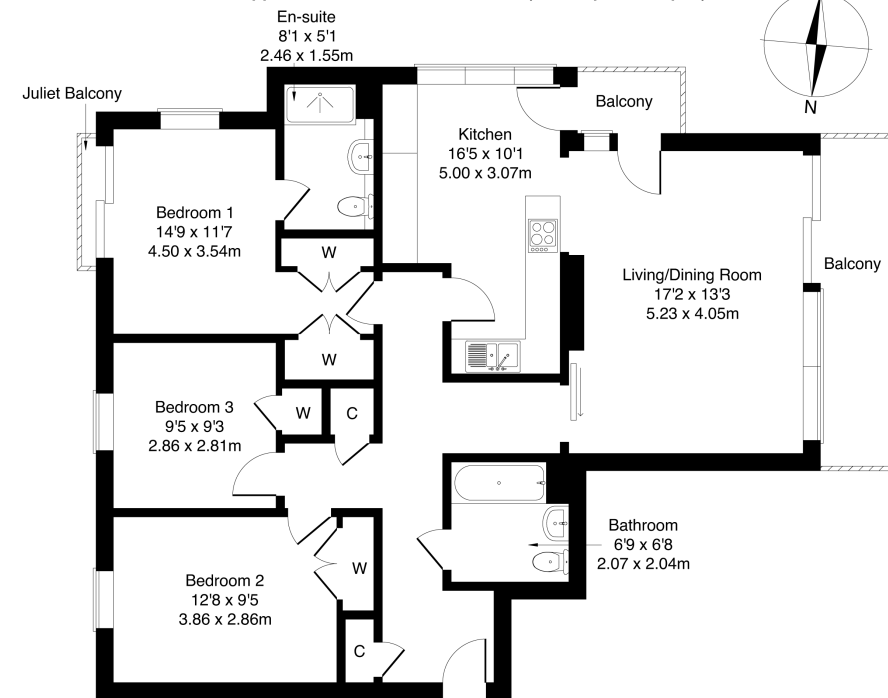
The welcoming entrance hall sets the tone for this beautifully presented home, offering access to all principal rooms throughout the property. There is excellent storage provision throughout, ensuring the home remains both practical and well-organised. The spacious living and dining room provides a warm and inviting atmosphere, complete with plush carpeted flooring and stylish column radiators that add a contemporary touch. Generous proportions make this space ideal for both relaxing and entertaining, while large windows and glass sliding doors fill the room with natural light. The living area also benefits from access to two private balconies, perfect for enjoying a morning coffee or evening drinks while taking in the surrounding views. Adjacent to the living/dining area, the modern fitted kitchen is thoughtfully designed with tiled flooring, spotlighting, stone-effect worktops and a tiled splashback surround. A stainless-steel sink with drainer complements the suite of integrated appliances, which include a fridge/freezer, dishwasher, washing machine, brand new oven and a gas hob with a canopy extractor above.

Across the hall, the impressive master bedroom offers a peaceful retreat, featuring soft carpet underfoot, a Juliet balcony with glass sliding doors that flood the room with natural light, and two built-in wardrobes providing ample storage space. The contemporary en-suite adds a touch of luxury with its modern fittings and finishes. Two further well-proportioned bedrooms also feature fitted wardrobes and carpeted flooring, making them versatile for use as guest rooms, children's bedrooms or a home office. Both rooms benefit from the property's thoughtful storage solutions. Completing the property, the stylish three-piece bathroom includes tiled flooring, a matching tiled splashback surround, a central light fitting and a shower over the bath, combining practicality with modern design.

The Living Room and Master Bedroom are virtually staged with our compliments.

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Approximate Gross Internal Area: (1055 sq ft - 98 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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