



Flat 6, 4 East Pilton Farm Crescent, Edinburgh, EH5 2GH

Light, Tastefully Presented & Spacious, Two Bedroom, Second Floor Apartment with Balcony

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Property Description

Light, tastefully presented and spacious, south-facing two-bedroom, second-floor apartment, with a private balcony. Forming part of 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, master bedroom with en-suite shower room, double bedroom, and a bathroom.

Features include a modern fitted kitchen with breakfast bar and integrated appliances, fitted bathroom suites, double glazing and gas central heating. In addition, there is excellent built-in storage including bedroom wardrobes, multiple TV and telephone points, and quality engineered wood flooring.

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

The entrance hallway gives access throughout and features three built-in stores, and the secured entry system. Quality flooring runs continuously from the hall into the spacious open-plan living space that can easily accommodate lounge and dining furniture, and features access to the balcony. The kitchen has modern fitted units and worktops, a sink with drainer, unit downlighting, and an integrated washing machine, dishwasher, fridge/freezer, oven and gas hob with a canopy above.

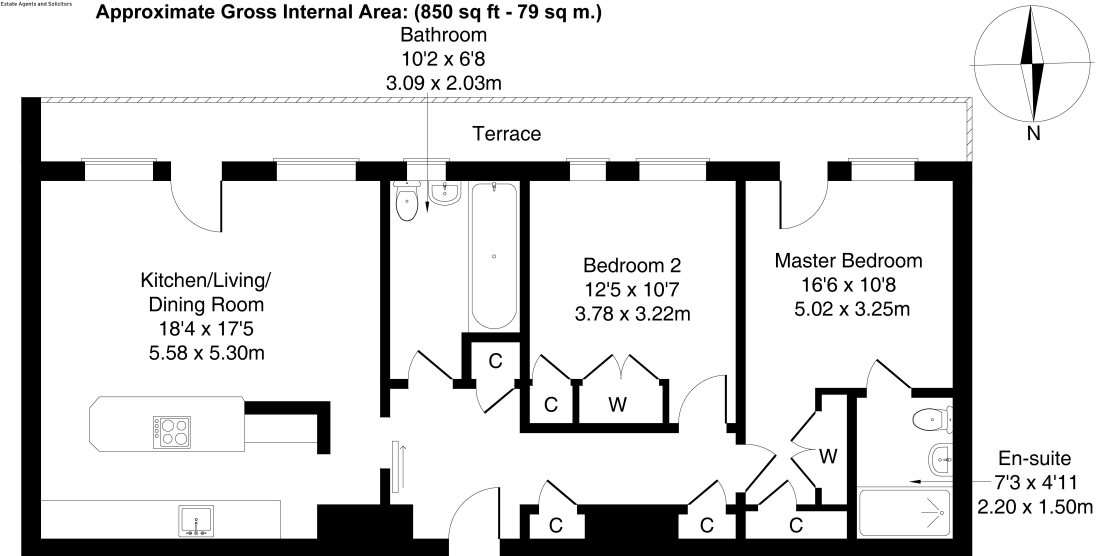
The master bedroom includes built-in wardrobes, carpeted flooring, a patio door to the balcony, and an en-suite with an integrated shower cubicle with a mains mixer. A second carpeted double bedroom also features built-in wardrobes, whilst a family-size bathroom is set internally off the hall and includes a fitted three-piece suite with tiled flooring and splash walls, and a shaver/power point.

An EWS1 form has been obtained and can be found at the back of the Home Report.

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Approximate Gross Internal Area: (850 sq ft - 79 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 is home to a wide variety of delicatessens, cafés, restaurants, butchers, and greengrocers, whilst both Craighleith Retail Park and Ocean Terminal provide a range of high-street

stores. Recreational options include easy access to tree-lined cycle paths and walkway links to the town centre, Water of Leith, Royal Botanic Gardens, Inverleith Park, as well as the Ainslie Park Leisure Centre, Trinity, Canonmills, Newhaven, Craighleith. 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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