



Flat 10, 1 East Pilton Farm Crescent, Edinburgh, EH5 2GF

Tastefully Presented & Spacious, Two Bedroom, Third-Floor Flat with Balcony

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Property Description

Tastefully presented and spacious, two-bedroom, third-floor flat, with a 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, open-plan living/dining room and kitchen, two double bedrooms, an en-suite shower room, and a family bathroom.

Highlights include a modern kitchen with integrated appliances, fitted bathroom suites, and extensive quality 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.

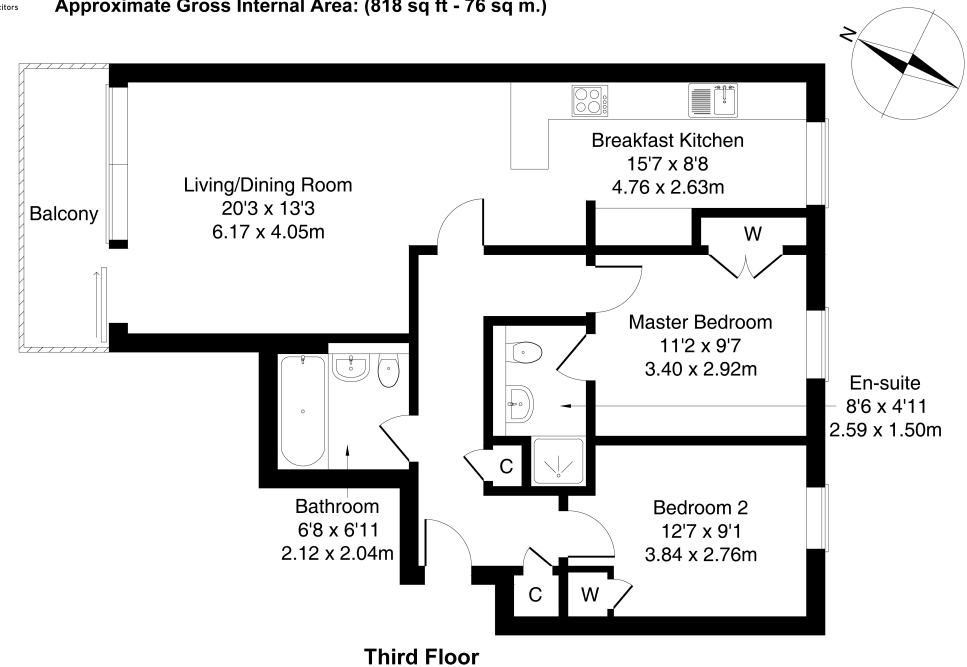
A welcoming entrance hall affords access throughout the property, including two convenient storage cupboards. A generously sized open-plan living/dining room and kitchen feature a dual-aspect, with the living room set to the front featuring sliding patio doors leading to the balcony, a wall-mount TV point, ample space for dining and wood effect flooring continuing to the rear set kitchen. Modern fitted units include wood effect worktops with matching upstands and a sink with drainer; with appliances including an eye-level oven, a hob with an extractor hood, a fridge/freezer, a dishwasher and a washing machine.

The master bedroom is set to the southerly-facing rear, with wood effect flooring, a built-in wardrobe and a modern en-suite shower room; whilst bedroom two is also set to the rear, similarly well-sized and finished with light decor and a built-in wardrobe. Completing the accommodation, the family-size bathroom is set internally off the hall, with a three-piece suite and tiled splash walls.



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Approximate Gross Internal Area: (818 sq ft - 76 sq m.)



Third 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 Craighleith. Nearby Stockbridge, Comely Bank, Trinity and Inverleith offer vibrant areas, home to an eclectic mix of quality delicatessens, cafés, restaurants, bars,

butchers, fishmongers and greengrocers, whilst both Craighleith Retail Park and Ocean Terminal provide a range of high-street stores. Recreational options include cycle paths and walkways along the Water of Leith, the renowned 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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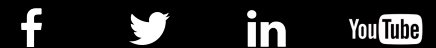
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Estate Agents and Solicitors



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