



Flat 1, 7 East Pilton Farm Crescent, Fettes, Edinburgh, EH5 2GF

Light & Spacious, Three-Bedroom, Ground Floor Flat with Private Patio

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Property Description

Light and spacious, three-bedroom, ground-floor flat, with a private patio, 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, three flexible bedrooms, an en-suite shower room, and a family bathroom.

Requiring updating, features include a fitted kitchen, modern bathroom suites, gas central heating and double glazing. In addition, there is superb storage provision including a walk-in hall store, multiple TV points, and contemporary flooring.

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

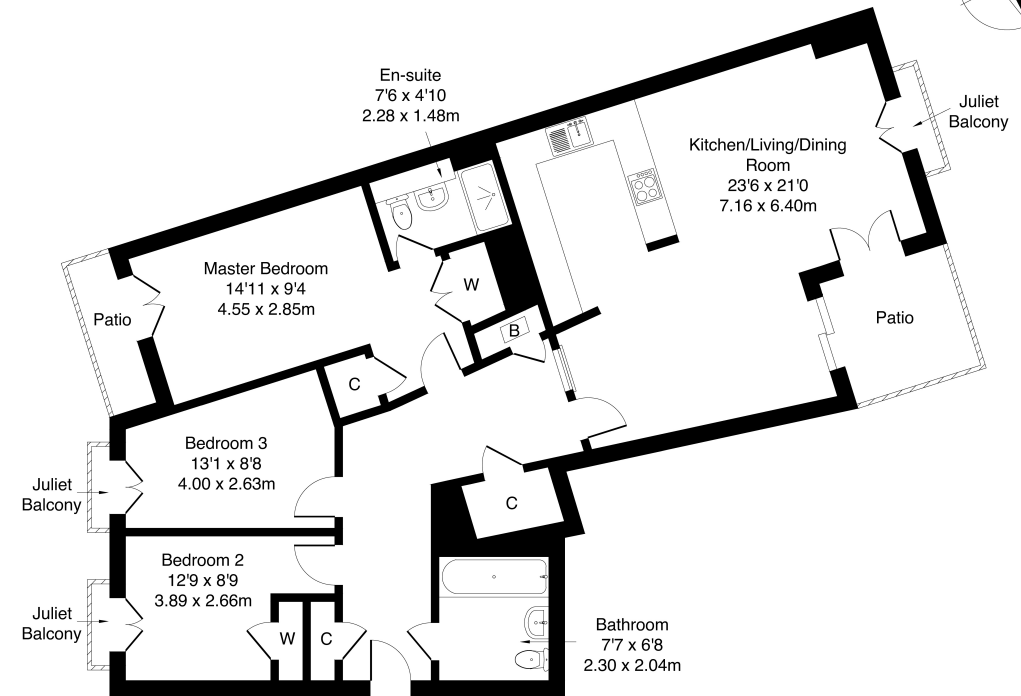
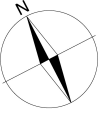
The hall gives access throughout and features a built-in store cupboard, a walk-in store, wood-effect flooring, and a secured entry system. A spacious, open-plan living area includes wood-effect flooring, two pendant light fittings for the lounge and dining area, recessed spotlighting over the kitchen, as well as a patio door and French doors to the private patio area. The fitted kitchen includes wood-effect worktops, a breakfast bar, and a sink with a separate drainer.

Three well-proportioned bedrooms are set to the rear, looking out to the shared gardens, and include wood-effect flooring. Bedrooms one and two also include built-in wardrobes with the master bedroom including a generous en-suite shower room and a patio area, and bedrooms two and three feature Juliet balconies. Completing the accommodation, the family-size bathroom is set internally off the hall and has a modern three-piece fitted suite, tiled walls and a shaver point.



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Approximate Gross Internal Area: (1163 sq ft - 108 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, 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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