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Flat 11, 15 East Pilton Farm Crescent, Edinburgh, EH5 2GG

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

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Property Description

Tastefully presented and generously proportioned, this two-bedroom, southerly-facing third-floor flat forms part of the modern and well-maintained Strada development. The property further benefits from a private balcony and an enviable position within the highly regarded Fettes area, to the 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 fitted kitchen with appliances, fitted bathroom suites, contemporary lighting and flooring. In addition, there is superb 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 provides access throughout the flat and offers excellent storage via two built-in cupboards. To the front, the bright and spacious open-plan lounge/kitchen provides ample room for both living and dining, complemented by wood-effect flooring, spotlighting, and direct access to the private south-facing balcony, allowing an abundance of natural light. The contemporary kitchen, located to the rear of the living space and accessible from both the lounge and hallway, is fitted with modern units and stone-effect worktops. Integrated appliances include an oven, gas hob, and fridge/freezer, alongside a sink with drainer, and a freestanding washing machine and dishwasher.

The well-proportioned principal bedroom is positioned to the rear, and features carpeted flooring, light decor, a built-in wardrobe, and a stylish en-suite shower room. A second double bedroom lies to the front and also benefits from a built-in wardrobe. Completing the accommodation, the family-sized bathroom is fitted with a three-piece suite, including a bath with a rainfall shower, and tiled splashback walls.

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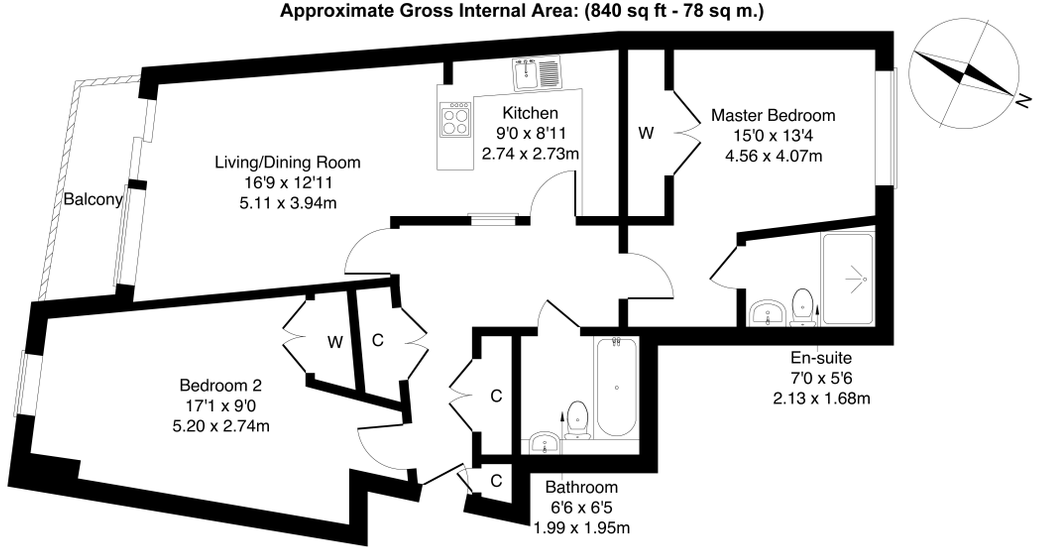
Approximate Gross Internal Area: (840 sq ft - 78 sq m.)



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 Craigleith. 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 Craigleith 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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