



Flat 4, 7 East Pilton Farm Place, Edinburgh, EH5 2QR

Spacious and Well-Presented Two Bedroom, First Floor Flat

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Property Description

Spacious and well-presented two-bedroom, first floor, flat with a south-facing private balcony. Set within the modern and factored Strada development, the property is located in the highly-regarded Fettes area, north of Edinburgh city centre.

Comprises: an entrance hall, open-plan living/dining room and kitchen, two double bedrooms, an en-suite shower room, and a bathroom.

With tasteful decor throughout, features include a modern fitted kitchen with integrated appliances, contemporary lighting and flooring, double glazing and gas central heating.

In addition, there is good storage provision including bedroom stores and a walk-in hall store room, multiple TV and telephone points, and modern bathroom suites. The development also provides landscaped communal grounds, a secure entry system, and has ample residential parking.

The hall gives access throughout and features two sizeable built-in store cupboards and the entryphone handset. South-facing to the front, the open-plan public room features a patio door leading out to the private balcony, wood-effect flooring, pendant light fittings for the lounge area and recessed spot lighting over the kitchen.

The kitchen is set to one side and features a breakfast bar with wood-effect worktops and a matching upstand, a sink with drainer, unit downlighting, and an integrated fridge/freezer, washing machine, dishwasher, double oven, and gas hob with a canopy above.

Rear-facing, the master bedroom features a built-in wardrobe, carpeted flooring, and an en-suite shower room with a fitted suite, an integrated cubicle and a shaver point. Also, rear-facing is a second carpeted bedroom with a built-in store and ample space for freestanding furniture.

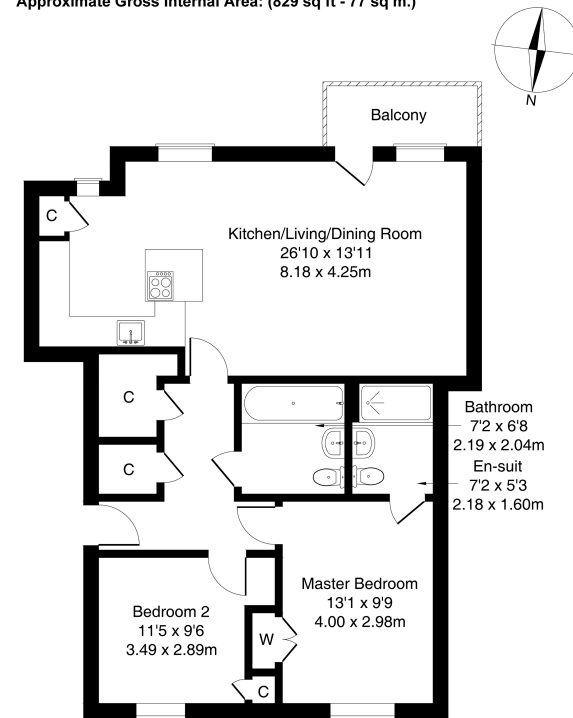
A family-sized bathroom is set internally off the hall and is fitted with a three-piece suite including a mains mixer shower over the bath, tiled splash walls and a shaver point.

A Virtual 360 Tour is available online.



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Approximate Gross Internal Area: (829 sq ft - 77 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 Craigeleith. Nearby Stockbridge is home to a wide variety of delicatessens, cafés, restaurants, butchers, and greengrocers, whilst both Craigeleith

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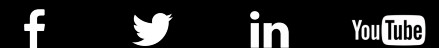
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Estate Agents and Solicitors



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