



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

South-Facing Ground-Floor Apartment with a Private Terrace, Quality Finishes & Generous Interiors

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Property Description

Exceptional, south-facing ground-floor apartment with private terrace, quality finishes, and generous interiors, set within the acclaimed Strada development in vibrant Fettes, Edinburgh.

Spacious layout with entrance hall, open-plan living/dining/kitchen, two double bedrooms, en-suite, and main bathroom.

Quality kitchen with integrated appliances, real wood worktops, breakfast bar, and under-unit lighting throughout. South-facing lounge with engineered wood flooring, patio doors opening onto a private terrace, perfect for relaxing.

Ample storage with fitted wardrobes, hallway cupboards, and beautifully styled en-suite and main bathroom suites.

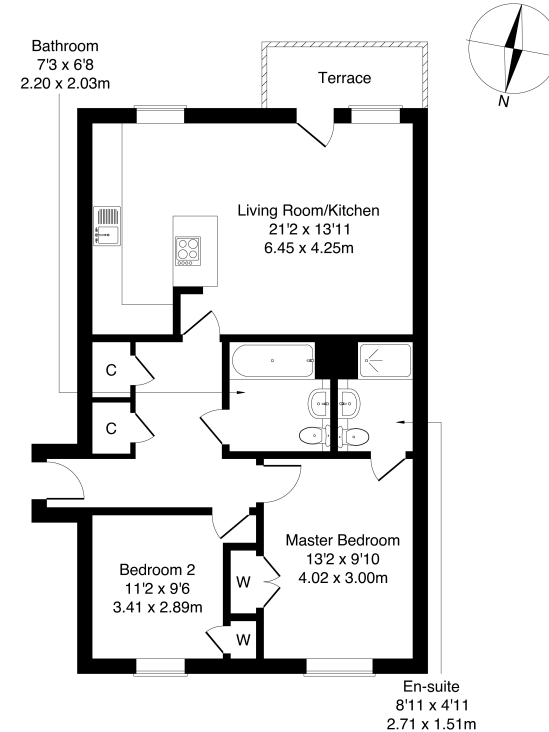
Set in landscaped communal grounds with a secure entry system and plentiful resident and visitor parking available.

Exceptional, south-facing ground-floor apartment with private terrace, quality finishes, and generous interiors, set within the acclaimed Strada development in vibrant Fettes, Edinburgh. The carpeted hall provides access throughout the apartment, featuring two built-in store cupboards and a secured entry handset. Southerly-facing, the open-plan public room enjoys a patio door leading to the private terrace, with quality engineered wood flooring and two light fittings in the lounge, plus recessed spotlights over the kitchen. The bright kitchen, open to the lounge, features real wood worktops, a breakfast bar with matching upstands, a separate sink and drainer, unit downlighting, and integrated appliances including a fridge/freezer, washing machine, dishwasher, oven, 5-ring gas hob, and canopy.

Each room is also fitted with blinds, providing comfort and privacy throughout. To the rear, the carpeted master bedroom boasts a built-in wardrobe, feature wall panelling, TV and phone points, and an en-suite shower room with a fitted suite, integrated cubicle, ladder-style radiator, and underfloor heating. A further carpeted bedroom with a built-in wardrobe and shelving is currently used as an office. The generous bathroom, set off the hall, is fitted with a three-piece suite, tiled splashbacks, and a shaver point.

omov⁸ Flat 2, 7, East Pilton Farm Place Edinburgh EH5 2QR

Approximate Gross Internal Area: (753 sq ft - 70 sq m.)



Area Description

Nestled in the prestigious Fettes district, this elegant property enjoys the tranquillity of leafy avenues while still offering swift access to Edinburgh's city centre—just a ten-minute bus ride away. Around the corner, you'll discover independent boutiques, artisanal cafés and delis alongside pharmacies and everyday conveniences, ensuring everything you need is right on your doorstep. Families will value the excellent selection of nearby schools—ranging from top-rated primaries and secondaries to the world-renowned Fettes College—and the abundance of scenic parks, riverside walks

and children's play areas. Commuters benefit from efficient transport links and easy access to major arterial routes for travel across Scotland. A warm, community-minded spirit permeates the neighbourhood, with seasonal farmers' markets, local events and friendly neighbours creating the perfect balance of urban vibrancy and suburban calm for professionals and families alike.





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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



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