



14/3 EAST PILTON FARM RIGG

Fettes, Edinburgh, EH5 2GE



1

Public Room



2

Bedrooms



2

Bathrooms

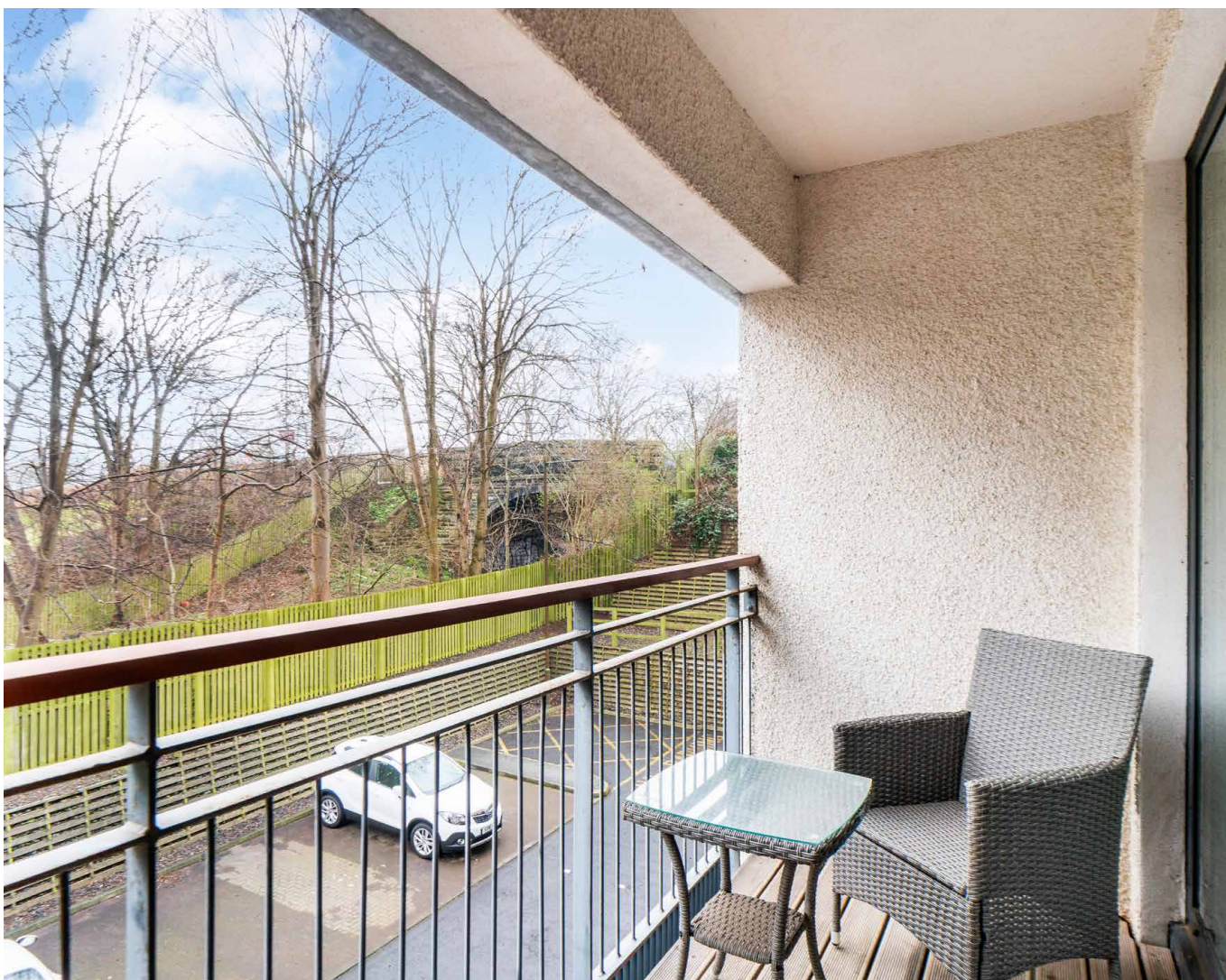
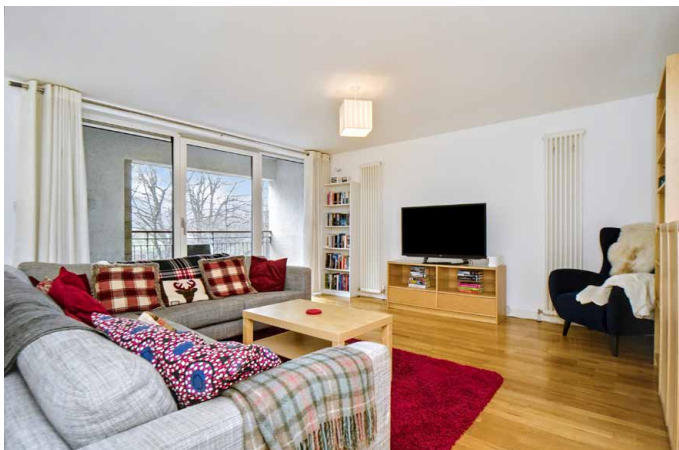


14/3 EAST PILTON FARM RIGG

Welcome to a stylish first-floor apartment that offers sociable open-plan living, two large bedrooms, and two washrooms, all beautifully presented throughout in neutral tones finished to high standards. The home further boasts a quality kitchen and two private balconies that enjoy lots of daily sun and leafy elevated views. In addition, there is excellent built-in storage to help keep the interiors neat and tidy. This home will certainly be in high demand amongst city professionals, couples, and young families alike.

Forming part of a sought-after Strada development, the apartment also enjoys a desirable location in sought-after Fettes. It has a leafy green setting and is within easy reach of amenities, including supermarkets and convenience stores. Schools are within easy reach as well, along with regular transport links for a swift commute into the city centre – a journey that takes just 15 minutes by car. It is a fantastic location that also affords easy access to the nearby coast, including popular local beaches such as Silverknowes Beach and Cramond Beach (both reached within 15 minutes by car).





B

EPC
RATING

E

COUNCIL
TAX BAND

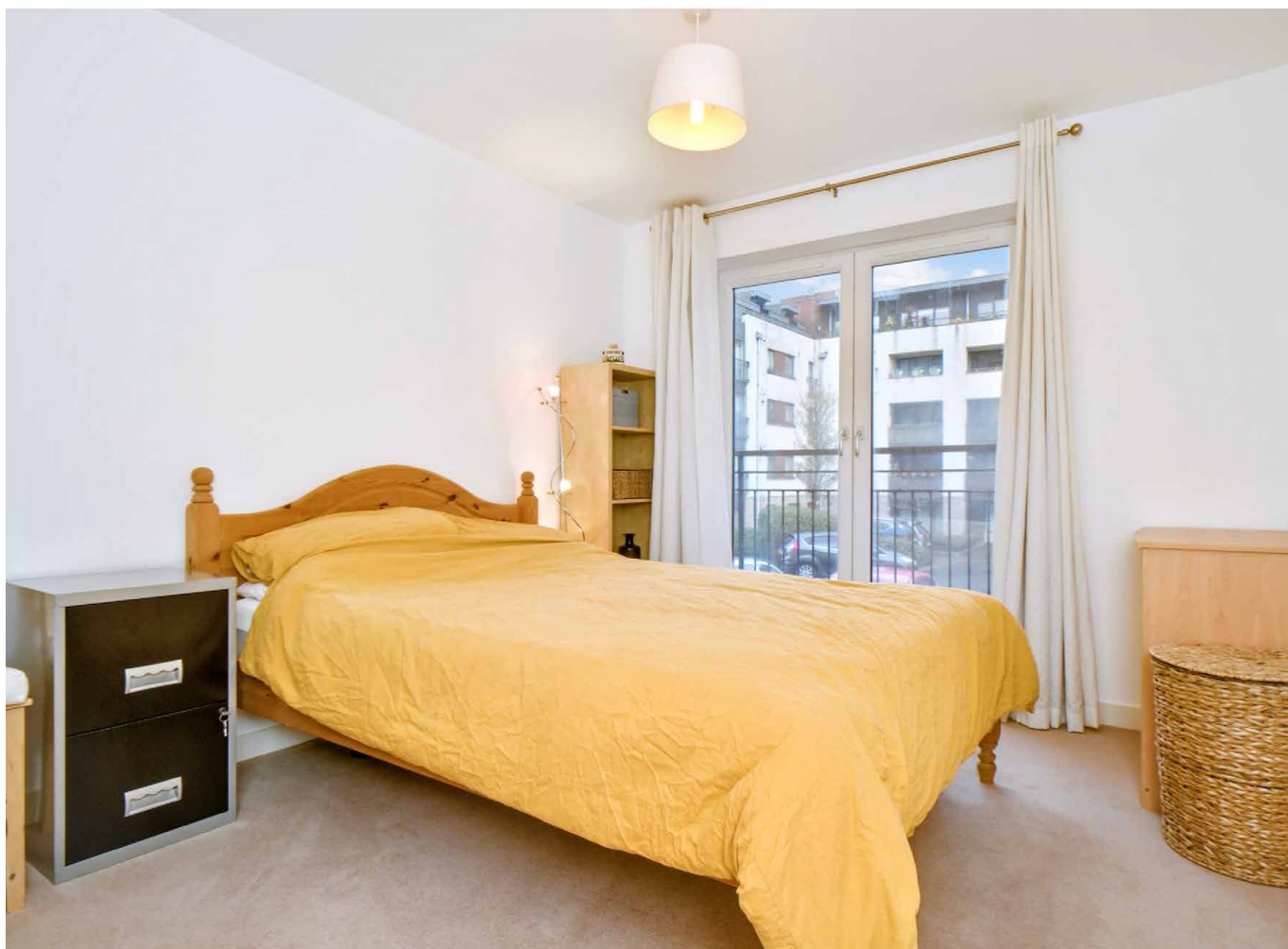
VIEWING

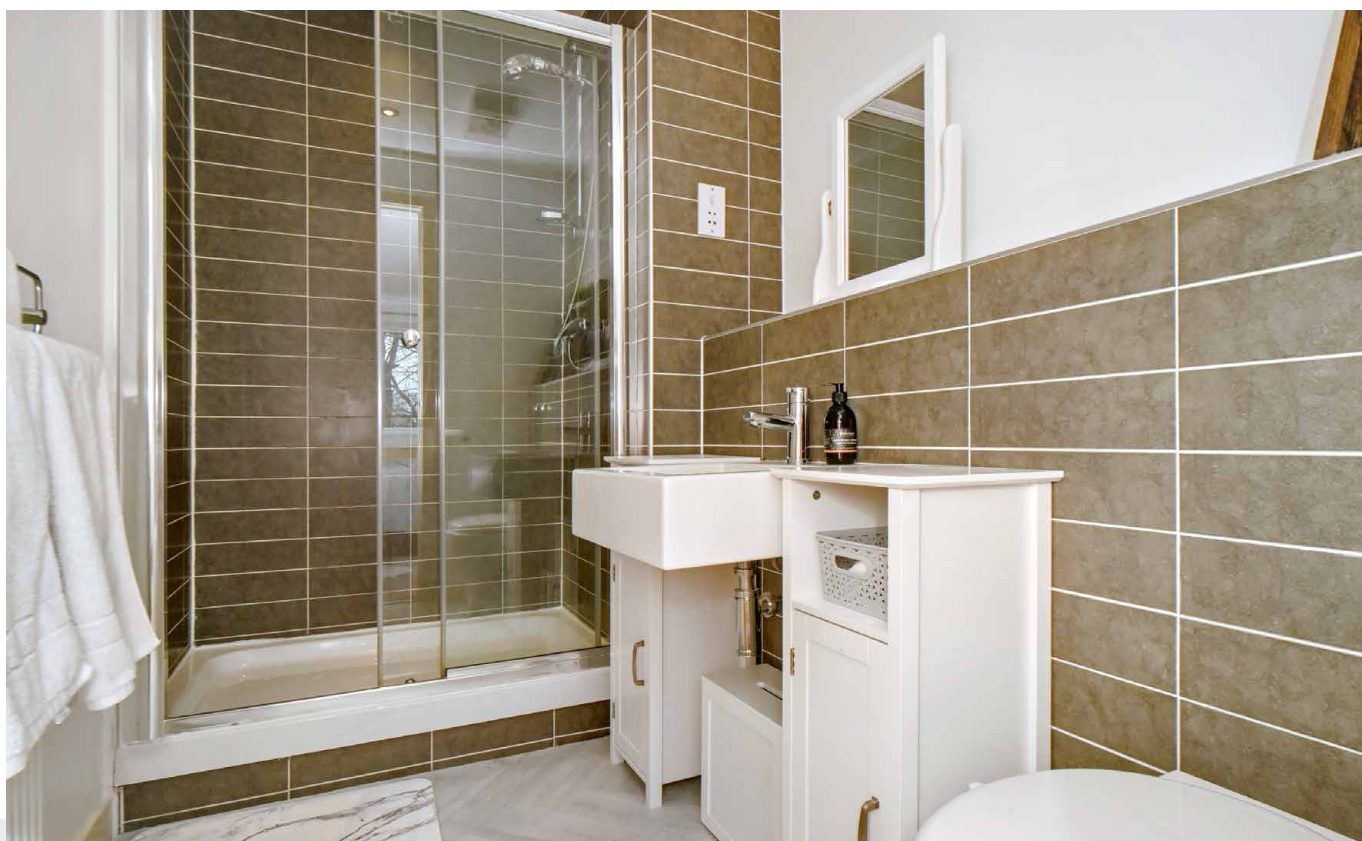
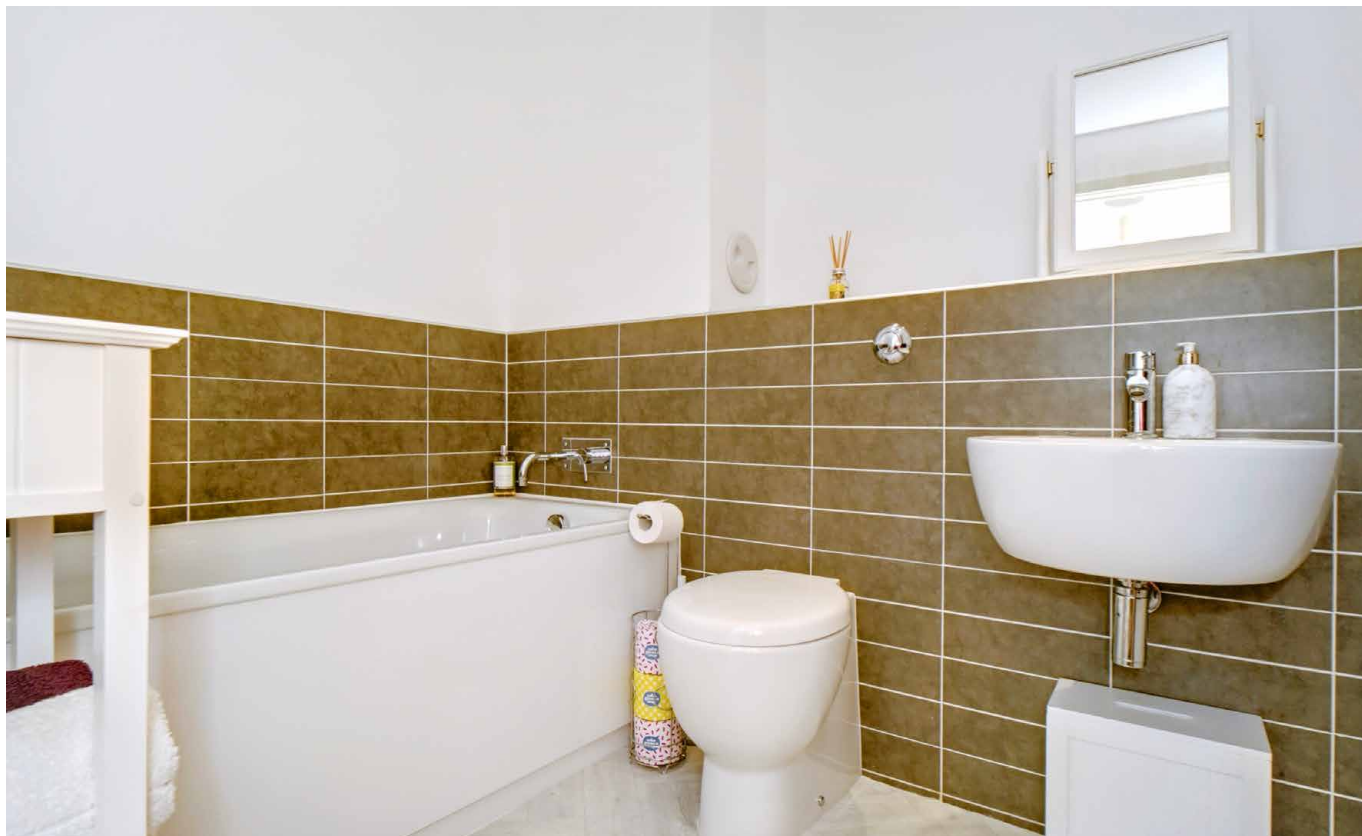
By appointment only
with Gilson Gray on
0131 516 5366

Features

- A beautiful first-floor apartment
- Part of a modern development
- Convenient location in Fettes
- Neutral decoration throughout
- Secure entry system and a lift service
- Welcoming entrance hall with storage
- Stylish open-plan kitchen/living/dining room
- Modern kitchen that is well-appointed
- Two private balconies with south-facing aspects
- Two double bedrooms with built-in wardrobes
- Contemporary three-piece en-suite shower room
- Matching three-piece family bathroom
- Well-maintained communal garden grounds
- Generous residents' parking

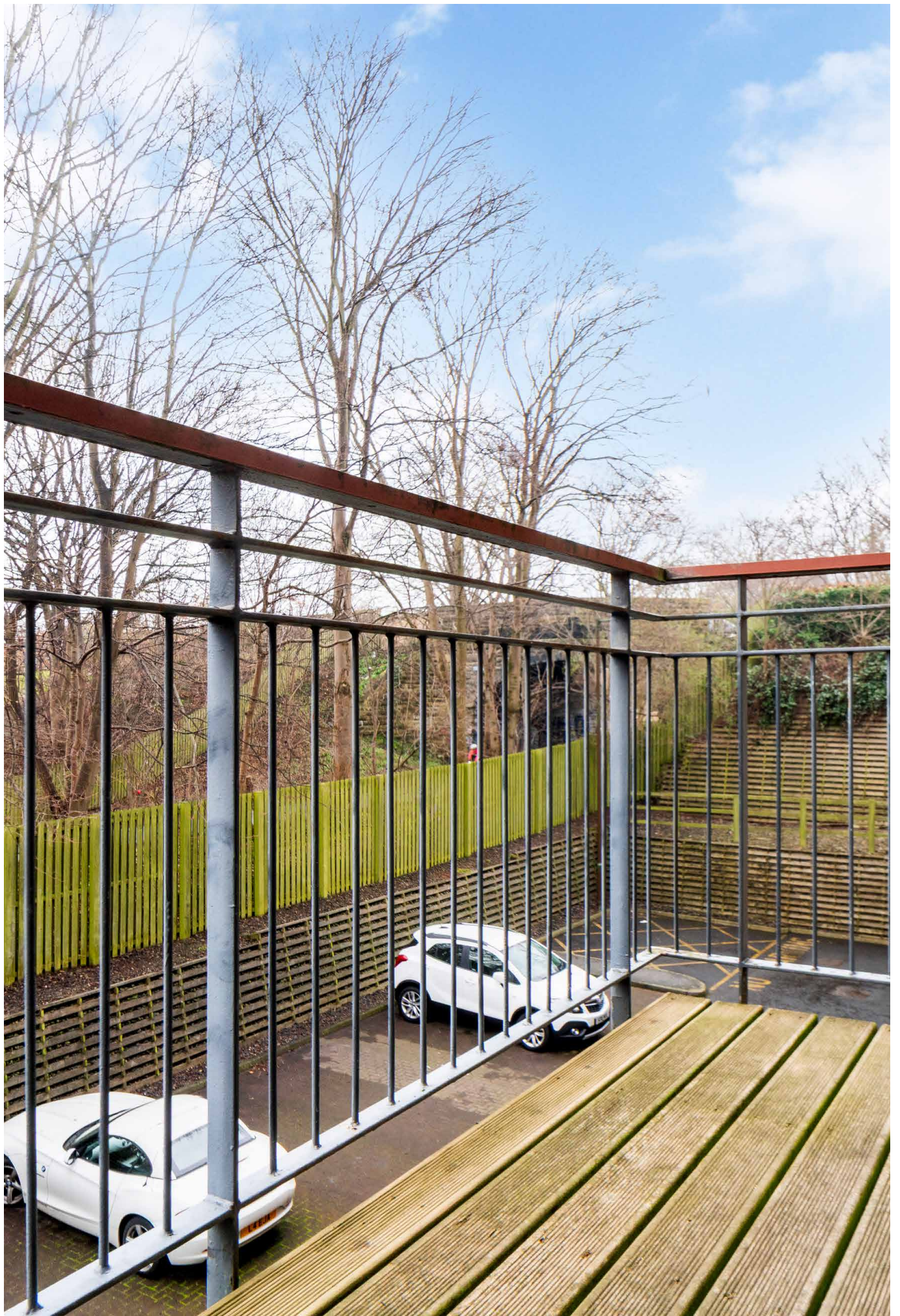






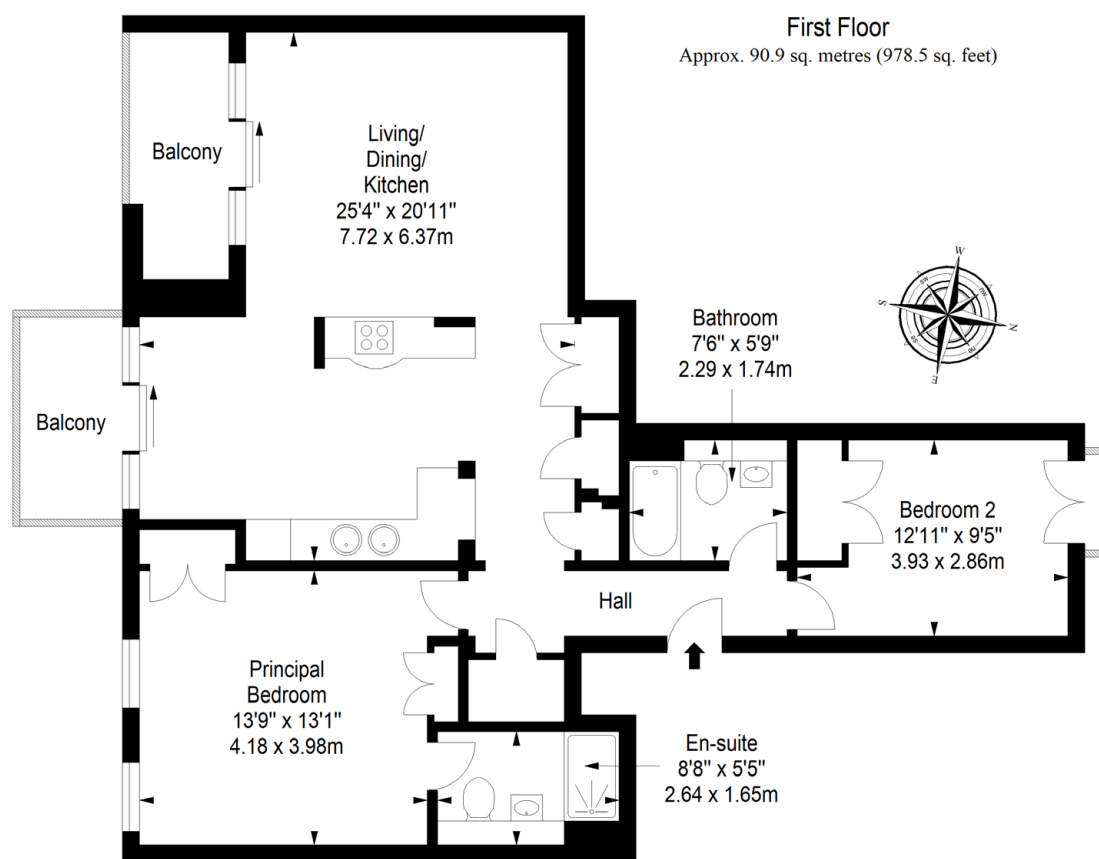
Extras: integrated kitchen appliances (oven, gas hob, fridge/freezer, dishwasher, and washing machine) to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

Factoring Information: There is a factoring agreement in place with Hacking & Paterson and the quarterly charge is around £570.



FETTES, EDINBURGH

Lying a short distance north of the city centre is the leafy and exclusive suburb of Fettes; superbly located for easy access to some of the capital's finest green spaces, shopping areas and renowned cultural venues. Neighbouring the charming suburb of Stockbridge, with its lovely village feel, Fettes is within walking distance of a great selection of independent shops, cafes, and award-winning pubs and restaurants. The area is equally well placed for convenient supermarket shopping, whilst nearby Craighleith Retail Park is home to a number of high-street outlets. For cultural attractions, The Scottish National Gallery of Modern Art, with its world-class exhibitions and collections at Modern One and Modern Two, is just a short stroll away from Fettes, while beautiful Inverleith Park, the Royal Botanic Garden Edinburgh, the Water of Leith Walkway are all easily accessible. Residents of Fettes also have a wealth of indoor sport and fitness facilities right on their doorstep. Though most famous for its prestigious private school, Fettes College, Fettes is also within the catchment area for excellent state schooling. The area is served by excellent transport links into the city, and further afield, and also offers convenient access to Edinburgh City Bypass and the M8/M9 motorway network.



Total area: approx. 90.9 sq. metres (978.5 sq. feet)

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