

69 East Pilton Farm Wynd, Fettes, Edinburgh, EH5 2GL



### Description

Impressive end terraced townhouse forms part of a popular and convenient modern development and benefits from an attached garage store, patio garden and south-west facing sun terrace. The interior of the property is bright and tastefully presented throughout offering ideal family accommodation over three levels. The development lies within easy reach of local amenities, the City Centre and is set within well maintained communal grounds.

### Features

- End terrace townhouse in sought-after modern development
- Flexible open plan living on first floor level with access to sun terrace
- Split-level master bedroom on second floor with walk-in wardrobe, balcony and en-suite bathroom fitted with four piece suite
- Single garage store and residents' parking
- Good schools nearby
- Short stroll to Comely Bank and Stockbridge
- Gas central heating and double glazing ensures comfortable and ambient living environment

### Factor

The development is factored by Hacking & Paterson for approx. £60 per quarter according to the vendor. This includes maintenance of communal areas.

### Extras

All fitted blinds and integrated white goods are included.

EPC Rating: C



### Location

The Strada is an exclusive landscaped development situated in the popular residential area of Fettes. The area is well served by supermarkets with a Morrison's on Ferry Road, a Waitrose in Comely Bank and a Sainsbury's at Craigleith, all of which are within a short walk or drive. Stockbridge and neighbouring Comely Bank is only a short distance away and offers a selection of bars, boutiques, cafes, and independent shops. The recreational spaces of The Royal Botanic Garden and Inverleith Park are close by and there are leisure facilities at the local Ainslie Park Leisure centre, Urban Village and Westwood Health Club. Pleasant walks can also be enjoyed along the nearby Water of Leith pathways. Excellent schooling is available in both the public and private sectors including the well-regarded Edinburgh Academy & Fettes College. Easy access to the nearby A902 Ferry Road provides links to the City Bypass and major motorway networks, west towards Edinburgh Airport and the Forth Road Bridge/Queensferry Crossing, and east towards East Lothian, the countryside, beaches and golf courses and the A1.

### Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.



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Edinburgh, EH5 2GL**



Approx. Gross Internal Area  
1597 Sq Ft - 148.36 Sq M  
(Including Garage)  
For identification only. Not to scale.  
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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

