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Offers Over

£375,000

81 East Pilton Farm Wynd

Fettes | Edinburgh | EH5 2GL

An exceptional opportunity to acquire this beautifully appointed three-bedroom townhouse, situated within an exclusive and highly regarded modern development. Finished to an impeccable standard throughout, the property offers flexible, spacious accommodation over three floors, ideal for families, professionals, or those seeking versatile living space.

-  3 bedrooms
-  2 reception rooms
-  2 bathrooms & guest WC
-  Roof Terrace, Balcony & Private Patio Garden
-  Garage & parking
-  EPC rating – C
-  Council tax band - E



Description

The front door opens into a welcoming hallway leading to a bright and spacious open-plan kitchen/dining/family room. This stylish and functional space with integrated appliances benefits from an abundance of natural light and direct access to the private rear patio garden via French doors, perfect for outdoor dining or entertaining in warmer months. A door from the kitchen provides internal access to the integral garage, offering secure parking or additional storage. A generously sized double bedroom on this level offers flexible use as a guest bedroom, home office, gym, or playroom. A convenient cloakroom/WC completes the ground floor. The first floor hosts a large, light-filled living room, a perfect space for relaxing or hosting friends and family. French doors open onto a beautifully maintained south-facing roof terrace, ideal for enjoying the sun in a peaceful setting. A second double bedroom with built-in wardrobes and a contemporary family bathroom with a white suite and shower over the bath are also located on this level. Occupying the top floor is the luxurious principal bedroom, featuring a modern en-suite shower room and an impressive walk-in wardrobe, which leads to extensive, floored and lined eaves storage. French doors open onto a private south-facing balcony, a perfect spot to unwind at the end of the day. This stunning home offers a rare combination of style, space and outdoor living within a highly sought-after development. With excellent transport links, local amenities and schools nearby, it represents an outstanding opportunity for a wide range of buyers.



Extras

The fixtures and fittings are to be included in the sale including the integrated kitchen appliances, curtains, blinds and light fittings.

Gardens and Garage

The property enjoys the rare advantage of three private, south-facing outdoor spaces: a secure ground-floor patio garden, a spacious first-floor roof terrace, and a private balcony accessed from the principal bedroom on the top (second) floor. Each area is designed for ease of maintenance and provides a sheltered, tranquil setting to relax and make the most of the warmer months.

To the front of the property, an attractive communal green offers a welcoming space for children to play and for neighbours to meet and socialise, enhancing the sense of community within the development.

The integral single garage is equipped with an up-and-over door, power, and lighting, offering secure storage or parking. Additional parking is available directly in front of the garage, with ample residents' and visitors' bays conveniently located throughout the development.

Viewing

Please contact Neilsons on 0131 625 2222





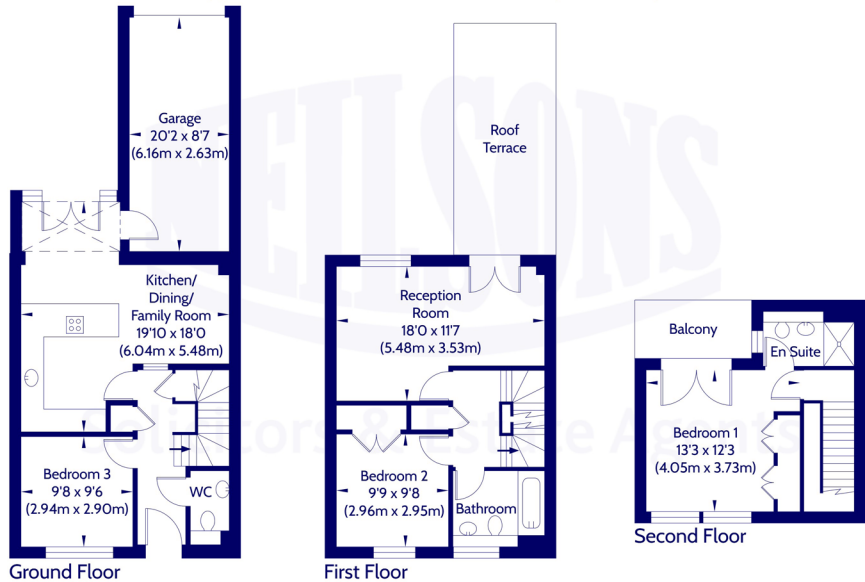
Location

East Pilton Farm Wynd forms part of the prestigious Strada development, situated within the sought-after Fettes district to the North of the city. There are many local amenities nearby including a Morrisons superstore on Ferry Road with Craighleith Retail Park just a short distance away housing a Marks & Spencer, Sainsbury's Supermarket and high street named stores. The fashionable high amenity area of Stockbridge is also within easy reach housing an array of individual boutiques, cafes and bistros. The property is also within close proximity of the city centre, easily accessible by way of frequent bus services. The lovely open spaces of Inverleith Park and The Botanics are nearby as is Ainslie Park Leisure Centre housing a swimming pool and gym. The A902 (Ferry Road) provides motorists with a reliable route out of town to the city bypass, in turn linking to the M8/M9, Queensferry Crossing and Edinburgh International Airport. Well-regarded schooling is provided within walking distance from nursery to secondary level, with many of the city's independent schools also within easy reach.





Approx. Gross Internal Floor Area 110.44 Sq M / 1189 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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