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Offers Over

**£170,000**

## 3/2 East Pilton Farm Avenue

Fettes | Edinburgh | EH5 2QD

This spacious and bright ground floor flat with private terrace, forms part of a popular modern development, located close to excellent local amenities and transport links. In move-in condition, the property would undoubtedly appeal to the first time buyer, those looking to downsize or rental investor.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Terrace
-  Residents parking
-  EPC Band - C
-  Council Tax Band - D



## Description

In brief the accommodation comprises; secure entry system, welcoming entrance hallway with built-in storage cupboard, generously proportioned and bright lounge/ dining open plan to modern kitchen with integrated appliances and patio doors to private terrace, light and airy principal bedroom with fantastic walk-in wardrobe and stylish bathroom with white three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.

Factor fees are payable to Hacking & Paterson of approximately £120 per month for the upkeep of the communal areas.



## Extras

All fitted floor coverings will be included in the sale together with the integrated oven/hob, integrated fridge/freezer, integrated washing machine and integrated dishwasher.

## Gardens and Parking

The property is situated within well maintained communal grounds and ample residents parking is available.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

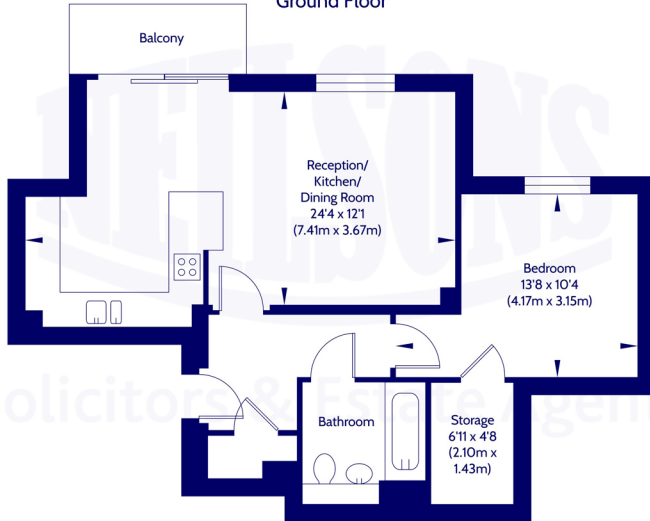
East Pilton Farm Avenue forms part of the prestigious Strada development, situated within the sought-after North Fettes district of the city. There are many local amenities nearby including a Morrisons superstore on Ferry Road with Craigleith Retail Park just a short distance away housing a Marks & Spencer's and Sainsbury's. 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 within easy reach 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.





Approx. Gross Internal Floor Area 53.18 Sq M / 572 Sq Ft.

### Ground Floor



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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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