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Offers Over

£240,000

8/5 East Pilton Farm Rigg

Fettes | Edinburgh | EH5 2GD

An exceptional opportunity to acquire this beautiful first floor apartment, situated within an exclusive and highly regarded modern development. Finished to an impeccable standard throughout, the property offers flexible, spacious accommodation, ideal for first-time buyers and professionals.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Lift & Stair Access
-  Residents Parking
-  Communal Gardens
-  EPC Rating – B
-  Council Tax Band - E



Description

In brief the accommodation comprises, secure entry system, lift and stair access to all floors, welcoming hallway with ample storage cupboards, light and airy reception/ dining room with access to balcony, open plan modern fitted kitchen with integrated appliances, spacious principal bedroom with fitted wardrobes and en-suite shower room, good sized second double bedroom with fitted wardrobes and bathroom with three-piece suite. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen.

Gardens, Parking & Factor

There are beautifully maintained garden grounds throughout the development which include areas of lawn with well stocked shrub and small tree beds. For the car owner, there is more than adequate unallocated residents parking to accommodate both residents and visitors alike. The development is managed by Hacking and Paterson for a monthly fee of approx. £100. This includes the maintenance of communal grounds, lift and block building insurance.

Viewing

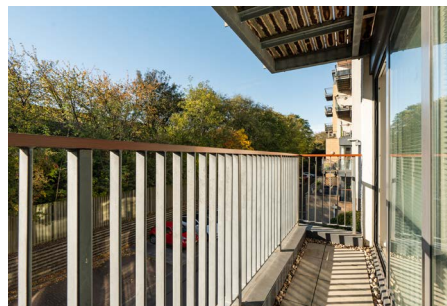
By appointment through Neilsons 0131 625 2222.





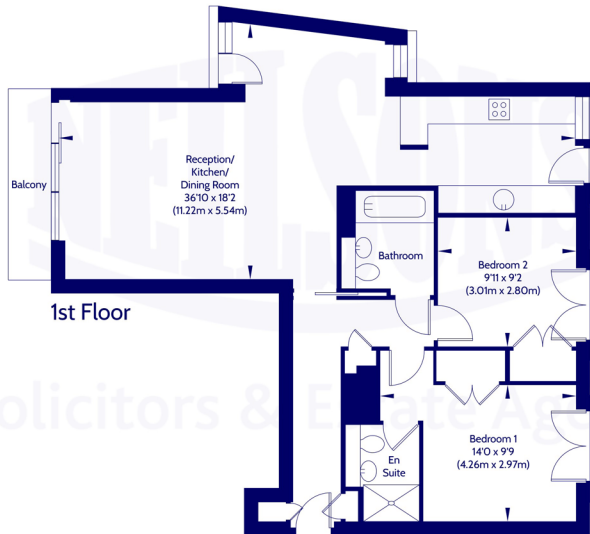
Location

East Pilton Farm Rigg 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 motorist 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 83 Sq M / 889 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.



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



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