

11/8 East Pilton Farm Rigg

FETTES, EDINBURGH, EH5 2GE



MODERN TWO-BEDROOM APARTMENT IN THE
EXCLUSIVE STRADA DEVELOPMENT



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McEwan Fraser Legal is delighted to present this modern second-floor apartment, forming part of the highly regarded Strada Development in the ever-popular Fettes district. Ideally positioned for swift access to a wide range of local amenities and Edinburgh's vibrant city centre, the property is offered to the market chain free and represents an excellent opportunity for a professional individual, couple, or investor.

The flat is presented to the market in walk-in condition and is accessed via a secure entry system into a well-kept communal stair, with both lift and stair access to all floors. The welcoming reception hall offers generous built-in storage and attractive feature glass bricks, setting the tone for the bright accommodation that follows.

A superb open-plan living and dining area provides an excellent space for modern living, with patio doors opening onto a south-facing rear balcony, perfect for enjoying the afternoon sun. The adjoining contemporary kitchen is well-appointed with ample units and a full complement of integrated appliances.

*"...A SUPERB
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BALCONY..."*







The principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room. A second well-proportioned double bedroom also features fitted wardrobes. The accommodation is completed by a modern three-piece bathroom with a shower over the bath.



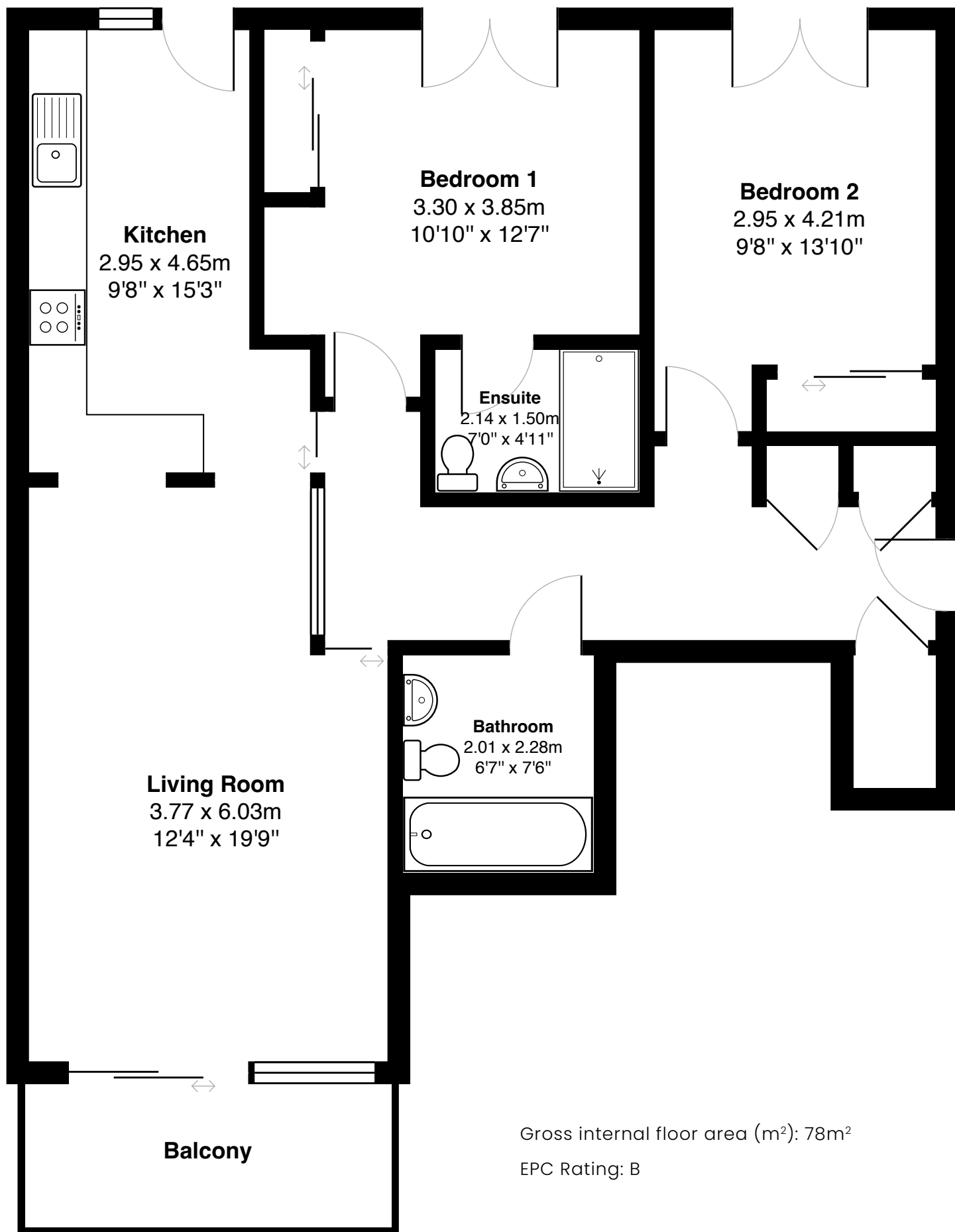




Bedroom 2









Further benefits include gas central heating, double glazing, beautifully maintained communal areas, a secure bike store, and ample residents' and visitor parking within the development. Some major items of furniture may be available by separate negotiation.



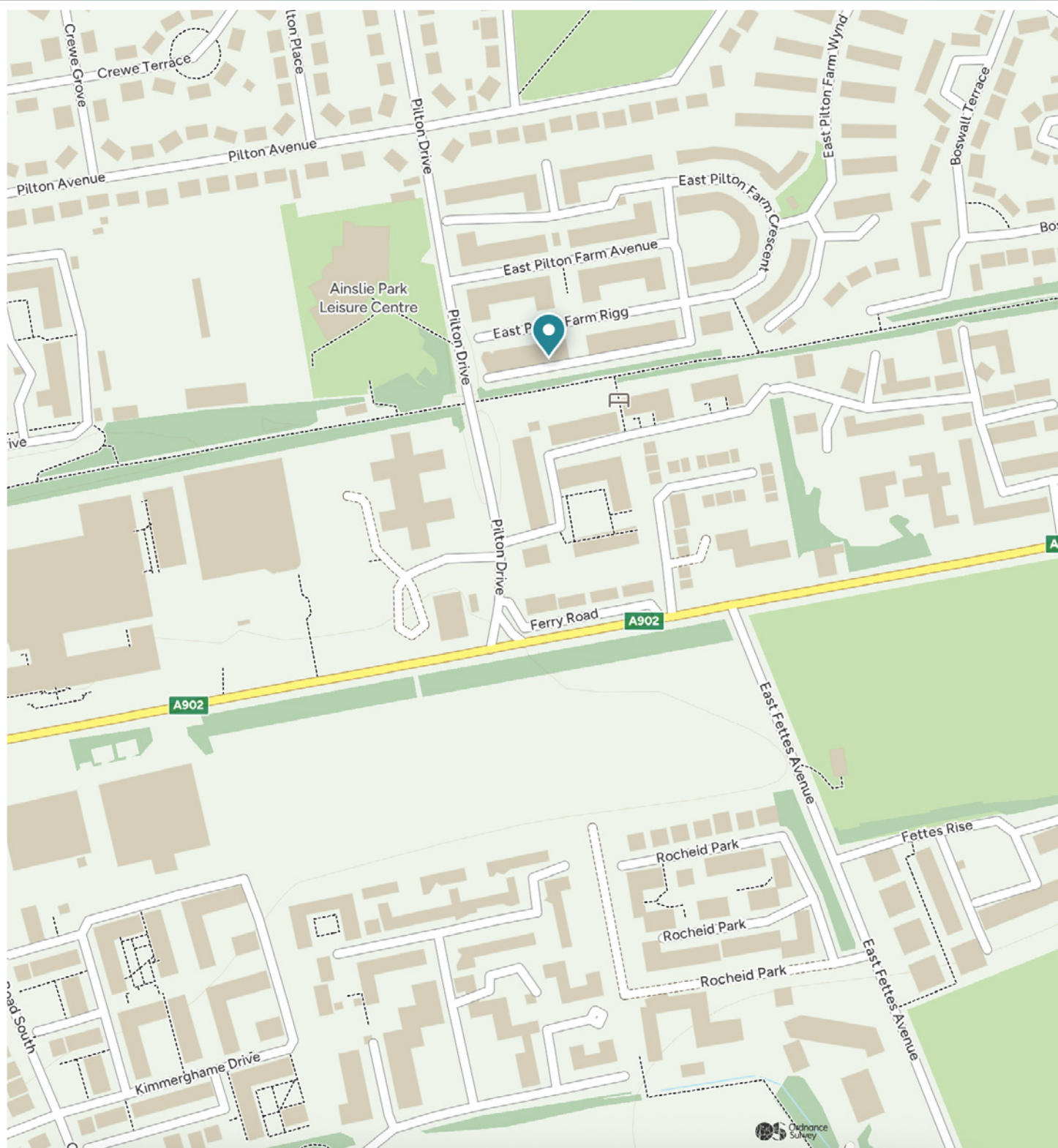


East Pilton Farm Rigg forms part of an exclusive, beautifully landscaped development in the highly desirable Fettes district. The area enjoys exceptional convenience, with a choice of major supermarkets close at hand, including Morrisons on Ferry Road, Waitrose in Comely Bank, and Sainsbury's at nearby Craigmile Retail Park.

The vibrant neighbourhoods of Stockbridge and Comely Bank are within easy reach and offer an excellent selection of cafés, bars, boutiques, and independent shops. For those who enjoy the outdoors, the stunning Royal Botanic Garden and the wide open spaces of Inverleith Park provide wonderful opportunities for leisure and relaxation. Additional fitness and recreational facilities can be found at Ainslie Park Leisure Centre, Urban Village, and the Westwood Health Club, while scenic walks can be enjoyed along the Water of Leith.

The area is well served for schooling in both the public and private sectors, with esteemed institutions such as Edinburgh Academy and Fettes College located close by. Transport links are superb, with the A902 Ferry Road offering swift access to the City Bypass, Edinburgh Airport, the Queensferry Crossing, and the motorway network, as well as routes eastward to the beaches, golf courses, and rolling countryside of East Lothian.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
THE SCOTSMAN



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Professional photography
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Layout graphics and design
ALAN SUTHERLAND
Designer

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