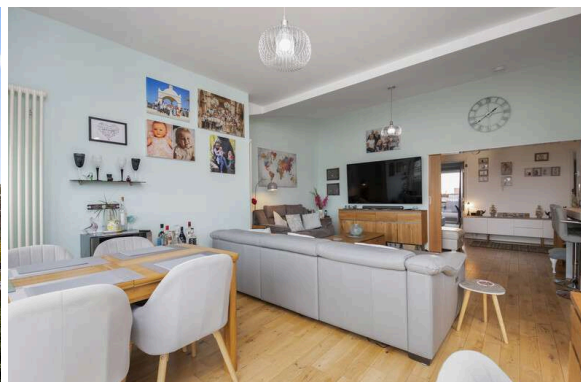




5 (Flat 15) East Pilton Farm Rigg
FETTES | EDINBURGH | EH5 2GD


warners
solicitors & estate agents



5 (Flat 15) East Pilton Farm Rigg

Fettes | Edinburgh | EH5 2GD

Rarely available three bedroom penthouse apartment, commanding a prime position on the much respected Strada development. Boasting high ceilings and accessed via a secure entrance with lift and stair access to all floors, this impressive executive style flat offers attractive contemporary accommodation on one level, featuring balconies to the front and rear, boasting stunning southerly views to Edinburgh Castle and Arthurs seat, and fine views towards Fife from the rear.

The principal living area falls naturally into leisure, dining and cooking zones and features myriad windows and glazed doors which bring in an abundance of natural light with access to two separate balconies. The contemporary kitchen is practical and well-appointed and comes with modern integrated appliances, hot tap and handy breakfast bar, making it the ideal spot to enjoy that morning coffee. The master bedroom is exceptional, with extensive built-in storage, a glazed door to the rear terrace and enjoys the use of a stylish ensuite shower room with. There are two further double bedrooms from which to choose which both benefit from integrated storage and the accommodation is completed by a contemporary bathroom with waterfall style shower over bath. Further benefits on offer include gas central heating, double glazing, a lift, attractive communal gardens and ample parking facilities. Early viewing is recommended!

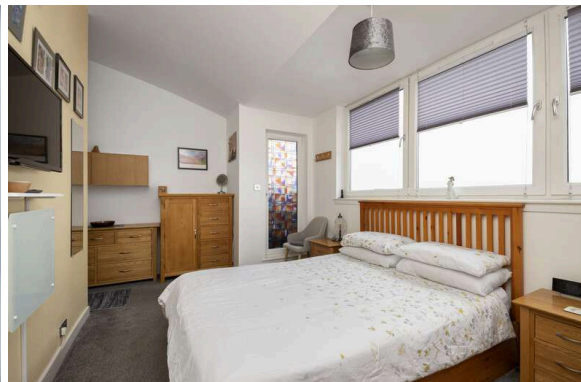
- Three bedroom executive penthouse apartment
- Welcoming hallway with excellent storage
- Open plan living /dining room/kitchen with access to two private balconies enjoying stunning southerly cityscape views to Edinburgh Castle and Arthurs Seat
- Master bedroom with superb built-in wardrobes, glazed door access to balcony and en-suite shower room
- Two further bedrooms with integrated wardrobes and access to rear balcony with fine views towards Fife
- Modern bathroom with stylish three piece suite, shower over bath
- Gas central heating and double glazing
- Fully serviced lift to all floors
- Video entry phone security system

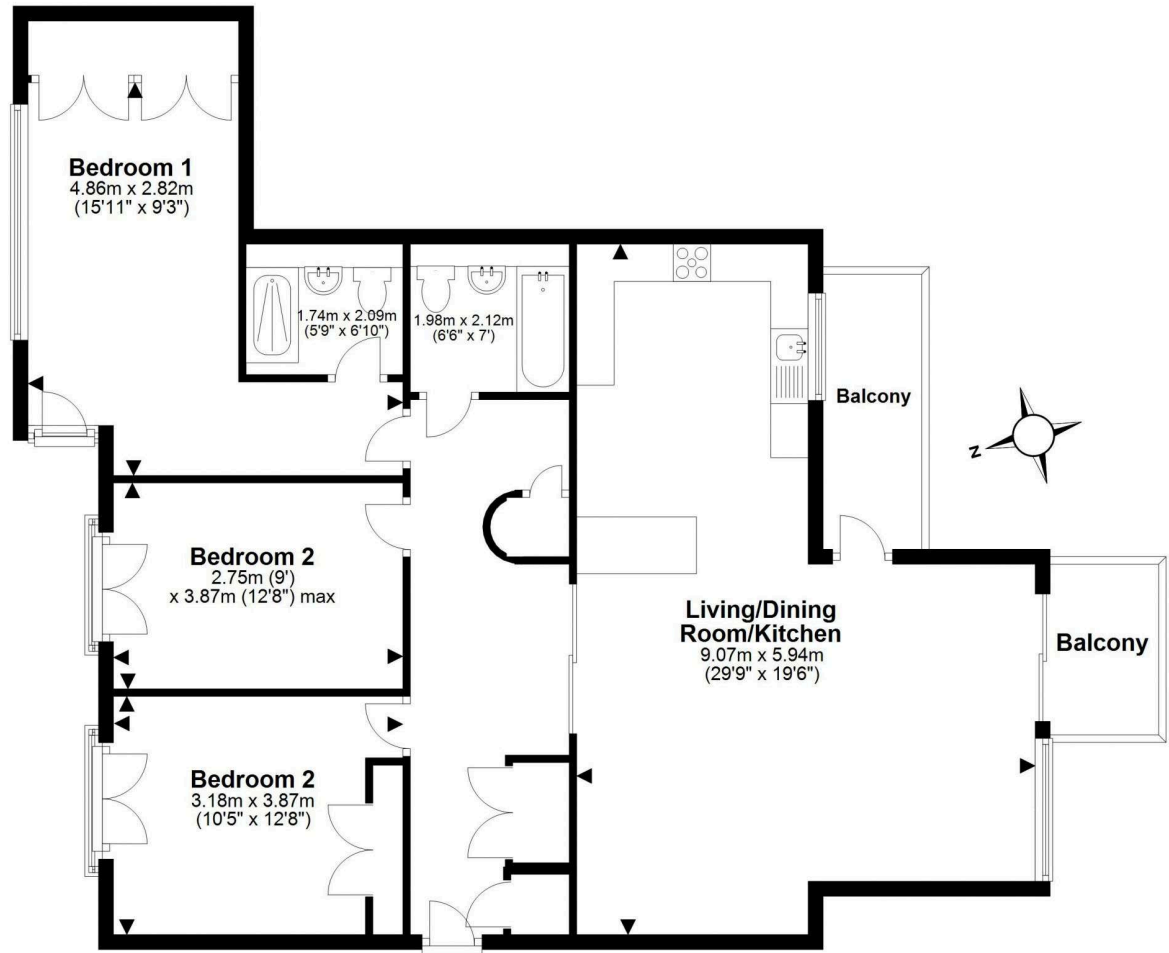
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All integrated appliances including American style fridge freezer will be included in the sale of the property along with all curtains and blinds, light fitting and wardrobe in bedroom 1. 72" TV can be included with separate negotiation. EPC: C
Factoring fee: Approx.. £100 P/M: Hacking & Paterson.

The highly regarded Fettes area is situated two miles from the City Centre. Some of Edinburgh's most attractive parklands are in the vicinity, including the Royal Botanic Gardens and Inverleith Park. The local Ainslie Park recreational centre offers an extensive range of sporting facilities. Nearby Stockbridge and Comely Bank offer a number of bespoke shops and eateries and Craighleith Retail Park is also near at hand. Excellent schooling, both state and independent, is well represented from nursery to senior level. Regular public transport services operate into Edinburgh, and the main commuting routes, including the M8, M9, Forth Road Bridge and Edinburgh International Airport, are also easily accessible.





For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.