



4 (Flat 5) East Pilton Farm Crescent
FETTES | EDINBURGH | EH5 2GH

warners
solicitors & estate agents



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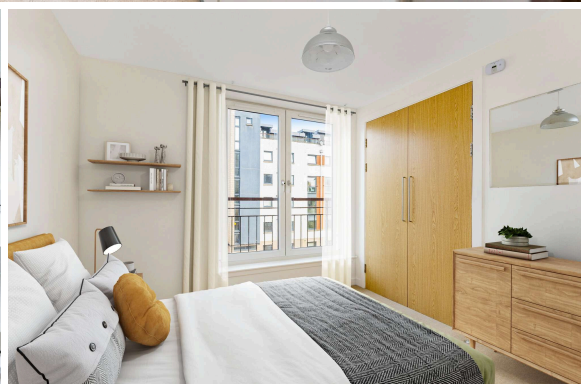
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Superbly situated on the periphery of the sought after Strada development, close to the leafy walk/cycle path leading to the Shore, is this most appealing second floor apartment offering an exceptionally spacious and light filled interior, residents parking and shared gardens.

Viewing is highly recommended to appreciate the great feeling of light and space within this property, which is presented to the market in good order and nicely finished off with neutral tone decor and carpeting. Likely to appeal to a couple looking for a quiet tucked away spot, yet remaining close to good local amenities and transport links, the property offers all modern comforts and excellent storage space.

- Large public room boasting a pleasant leafy outlook, naturally lit by a selection of windows and doors
- Long balcony, ideal for outdoor relaxation
- Part open plan kitchen, attractively fitted out with pale tone units, grey worktops and integral appliances
- Principal bedroom benefiting from en-suite facility
- Second double bedroom
- Built-in wardrobe storage in each bedroom
- Further storage cupboards off the entrance hallway
- Gas central heating
- Double glazing
- Video entryphone system
- Lift
- Residents parking
- Landscaped communal areas
- Factored development
- Morrisons Supermarket and Ainslie Park Leisure Centre a short walk away

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



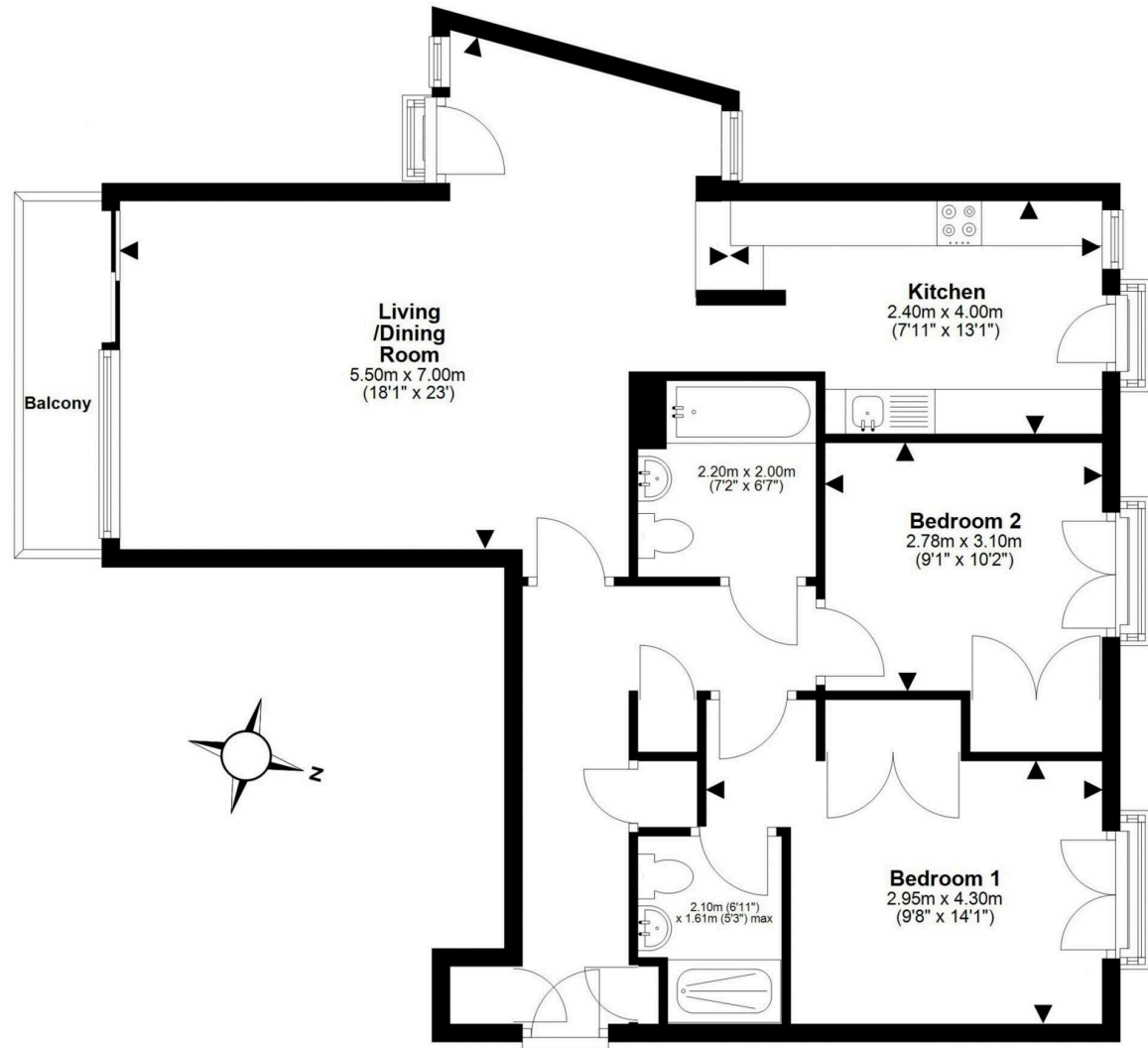
All items in the property are included in the sale.

Energy rating B. Council Tax Band E.

FACTOR: Approximately £130 per month is payable to Hacking & Paterson for the upkeep of the communal areas.

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 Craigleith Retail Park is also near at hand. Excellent schooling, both state and independent, is well represented. 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.

NOTE: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.



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