











Offers Over  
**£240,000**

## 2/10 East Pilton Farm Rigg

Fettes | Edinburgh | EH5 2GD

Light-filled and generously proportioned, this impressive two-bedroom second-floor apartment enjoys a desirable south-facing aspect and a private balcony. Forming part of the modern, factored Strada development in the highly sought-after Fettes area, just north of Edinburgh's city centre, the property combines contemporary design with everyday convenience, making it an excellent choice for first-time buyers and professionals alike.

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



## Description

The accommodation is accessed via a welcoming hallway with useful storage, leading into a superb semi open-plan reception, dining, and kitchen space. This bright and spacious room is flooded with natural light from an array of windows, three Juliet balconies, and a large south-facing balcony – perfect for enjoying the sunshine and entertaining outdoors. The modern kitchen is fitted with a range of wall and base units and comes complete with a host of integrated appliances. The principal bedroom is a generous double, featuring built-in wardrobes and a stylish en-suite shower room. A second well-proportioned double bedroom also benefits from built-in wardrobes, ensuring excellent storage. Both bedrooms are enhanced by Juliet balconies and full-height tilt-and-turn windows, maximising natural light and leafy outlooks. A contemporary family bathroom with a white three-piece suite completes the internal layout.



The development is professionally managed by Hacking and Paterson, with a monthly factoring fee of approximately £150. This covers lift maintenance, upkeep of the stairwell and communal areas, as well as buildings insurance.

## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Development

The Strada development is set within attractively landscaped grounds, with manicured green spaces and tree-lined streets creating a peaceful residential environment. Ample residents' parking is available throughout, while a secure entry system and lift access to all floors provide further convenience and peace of mind.

## Viewing

Please contact Neilsons on 0131 625 2222.





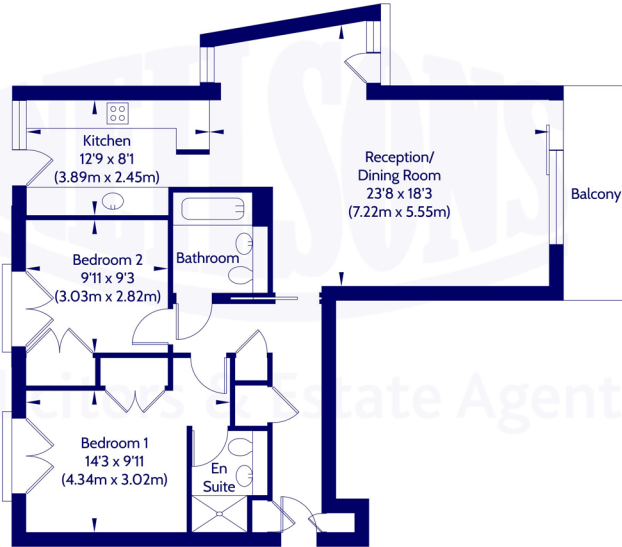
## Location

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 82 Sq M / 880 Sq Ft.

## 2nd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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- [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.
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