



Solicitors & Estate Agents



47/2 East Pilton Farm Wynd

Fettes | Edinburgh | EH5 2GL

An excellent opportunity has arisen to purchase this attractive, two bedroom ground floor flat, peacefully tucked away within a quiet cul-de-sac setting within the highly regarded Strada development. Enjoying a convenient location in the desirable Fettes district, close to a wide range of amenities and transport links with the city centre easily accessible.

-  2 Bedrooms
-  1 Public room
-  2 Bathrooms
-  Communal Gardens
-  Resident's Parking
-  EPC Rating – C
-  Council Tax Band - E



Description

This light and stylish apartment offers a generous layout with dual aspect providing good natural light throughout. Access is via a secure entryphone system into the well kept communal stairwell with Flat 2 comprising; entrance hallway with excellent storage provisions. The main hub of this fine home is the sizeable front-facing reception/ dining/kitchen with doors opening to the ornamental balcony. The kitchen itself is fitted with a range of wall and base units with built-in hob/oven/hood, integrated fridge freezer and washing machine. There are two spacious double bedrooms, each fitted with built-in wardrobes, with the principal bedroom benefiting from an en-suite shower room with three piece suite with mains shower. Finally, the bathroom comprises of a white suite with shower attachment. Further benefits include gas central heating, double glazing, access to well kept communal garden grounds and resident's parking.



Extras

All the fitted floor coverings, light fittings and blinds will be included in the sale together with the built-in electric hob/oven/hood, integrated fridge freezer, washing machine and free-standing tumble drier. The curtains, sofa and some additional furniture items can be made available by separate negotiation.

Externally

There are well maintained communal garden grounds located to the rear of the building with resident's parking available within the development.

Factors

Hacking & Patterson are the Factoring Agents for the development, to which a fee of approx. £275 is payable per quarter for the upkeep of the communal garden grounds, stair cleaning and maintenance and includes block buildings insurance.

Viewing

By appointment through Neilsons on 0131 625 2222.





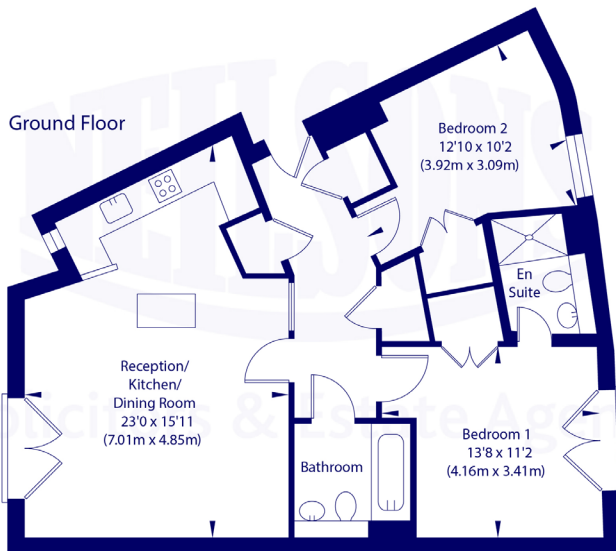
Location

East Pilton Farm Wynd 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 Craigleith 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 motorists 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 72 Sq M / 773 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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