

23 East Pilton Farm Wynd, Fettes, Edinburgh, EH5 2GJ



Description

Exceptionally well presented terraced townhouse offering spacious, comfortable and well planned accommodation on three levels benefiting from an integral garage, roof terrace, private patio and balcony. Forming part of a popular and convenient modern landscaped development the interior of the property is bright and tastefully presented and represents an ideal home for a professional couple or family.

Features

- Terrace townhouse in sought-after modern development
- Living room
- Superbly appointed ultra-sleek kitchen with peninsula island and integrated appliances
- French doors to private patio leading to roof terrace, proving ideal spaces for outside entertaining and relaxation
- Top floor master bedroom with generous fitted storage and en-suite shower room
- Two further double bedrooms
- Office/study space on the mid level with a built in desk
- Principal bathroom on mid level with separate WC at ground
- Single garage and residents parking
- Gas central heating and double glazing ensures comfortable and ambient living environment

Extras

Curtains and poles (excluding ones in nursery) most light fittings, all blinds, oven, microwave, hob, dishwasher, washing machine & fridge/freezer are included in the sale. Other items may be available by separate negotiation.

Factor

The development is factored by Hacking & Paterson for approx. £75 per quarter according to the vendor. This includes maintenance of communal areas.



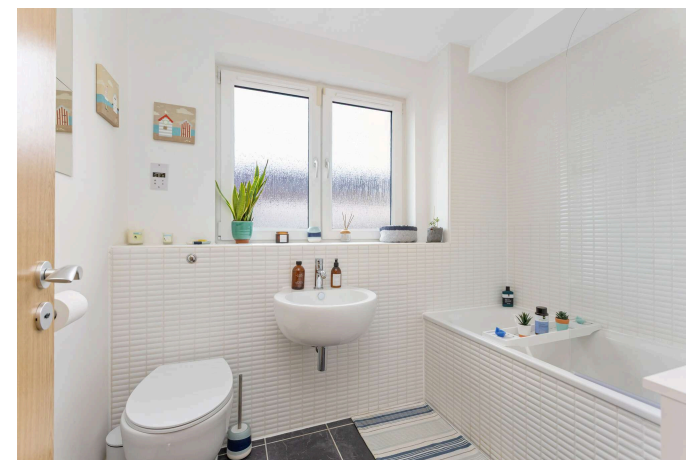
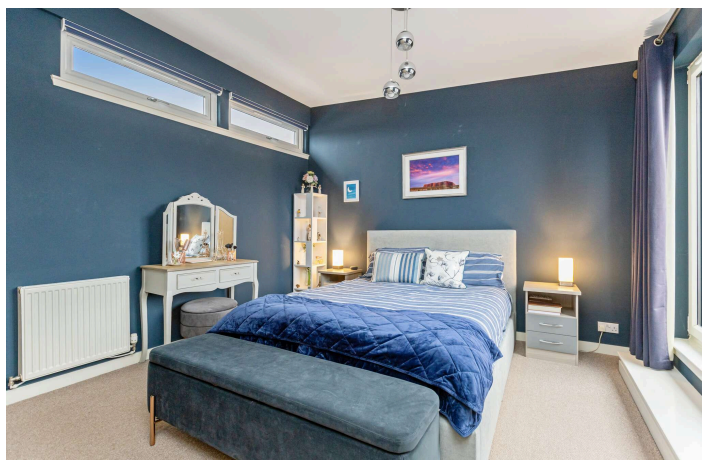
Location

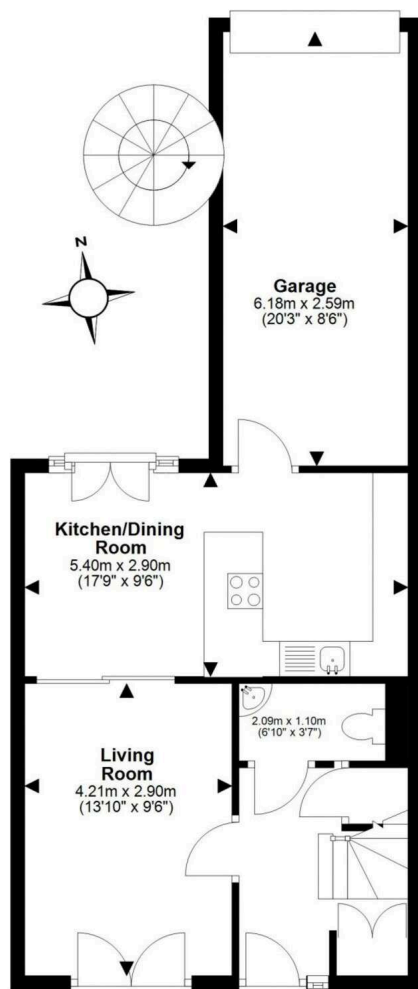
The Strada is an exclusive landscaped development situated in the popular residential area of Fettes. The area is well served by supermarkets with a Morrison's on Ferry Road, a Waitrose in Comely Bank and a Sainsbury's at Craigleith, all of which are within a short walk or drive. Stockbridge and neighbouring Comely Bank is only a short distance away and offers a selection of bars, boutiques, cafes, and independent shops. The recreational spaces of The Royal Botanic Garden and Inverleith Park are close by and there are leisure facilities at the local Ainslie Park Leisure centre, Urban Village and Westwood Health Club. Pleasant walks can also be enjoyed along the nearby Water of Leith pathways. Excellent schooling is available in both the public and private sectors including the well-regarded Edinburgh Academy & Fettes College. Easy access to the nearby A902 Ferry Road provides links to the City Bypass and major motorway networks, west towards Edinburgh Airport and the Forth Road Bridge/Queensferry Crossing, and east towards East Lothian, the countryside, beaches and golf courses and the A1.

Price and Viewing

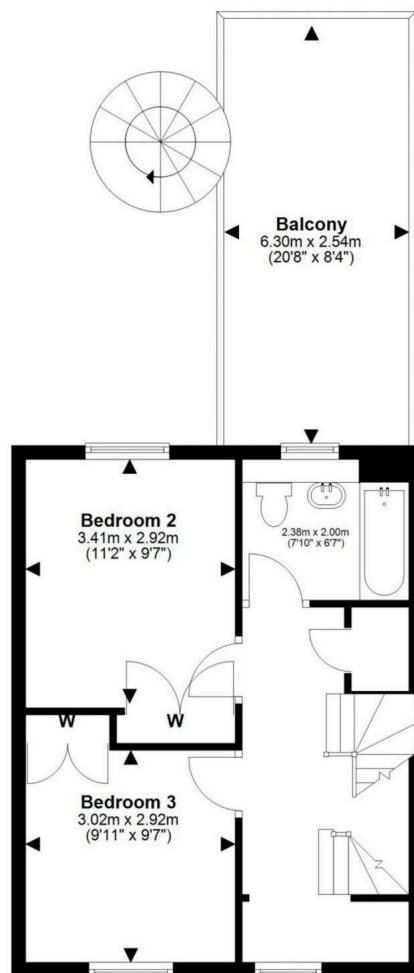
For price and viewing information or further details on this property please contact us on 0131 557 3188.

EPC Rating: C

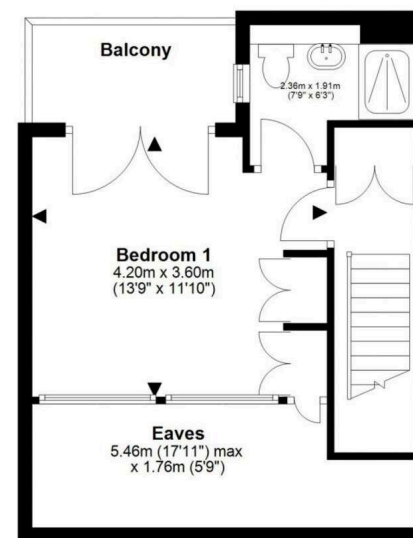




Ground Floor

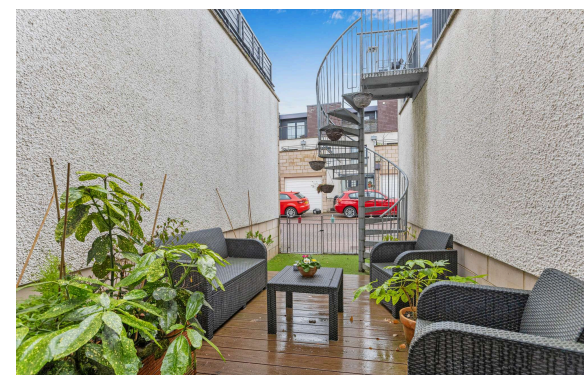


First Floor



Second Floor

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.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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