

9 (flat 3) East Pilton Farm Avenue, Fettes, Edinburgh, EH5 2QW



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Description

Impressive two bedroom ground floor apartment offering well appointed, spacious, and thoughtfully designed accommodation in walk-in order. Situated within the highly regarded Strada development, this lovely property represents an ideal home for an individual or couple and comes with the added attraction of a south-facing balcony.

Features

- Expansive open-plan living area, which seamlessly combines living, dining, and kitchen spaces-perfect for modern living
- South-facing balcony
- Both bedrooms are good sized doubles, with built-in storage and the principal bedroom benefiting from an en-suite shower room
- Principal bathroom consisting of a white suite with shower
- Gas central heating and double glazing
- Secure entry system
- Residents parking

Extras

The blinds, oven, hob, dishwasher and fridge/freezer are included.

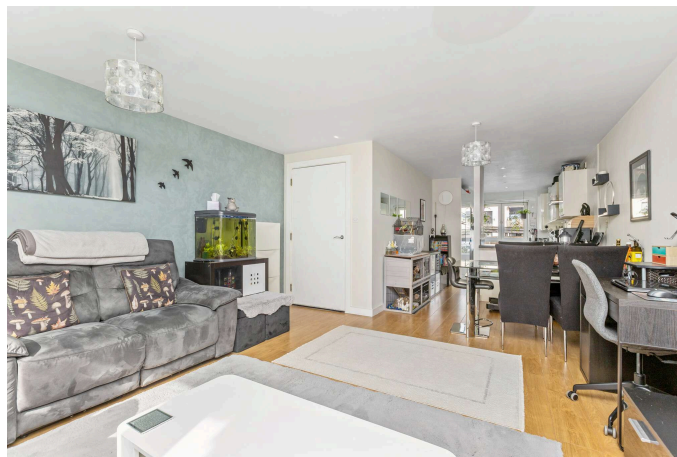
Factor

The development is factored by Hacking & Paterson for approx. £129 per month according to the vendor. This includes maintenance of communal areas and block buildings insurance.

EPC Rating: C

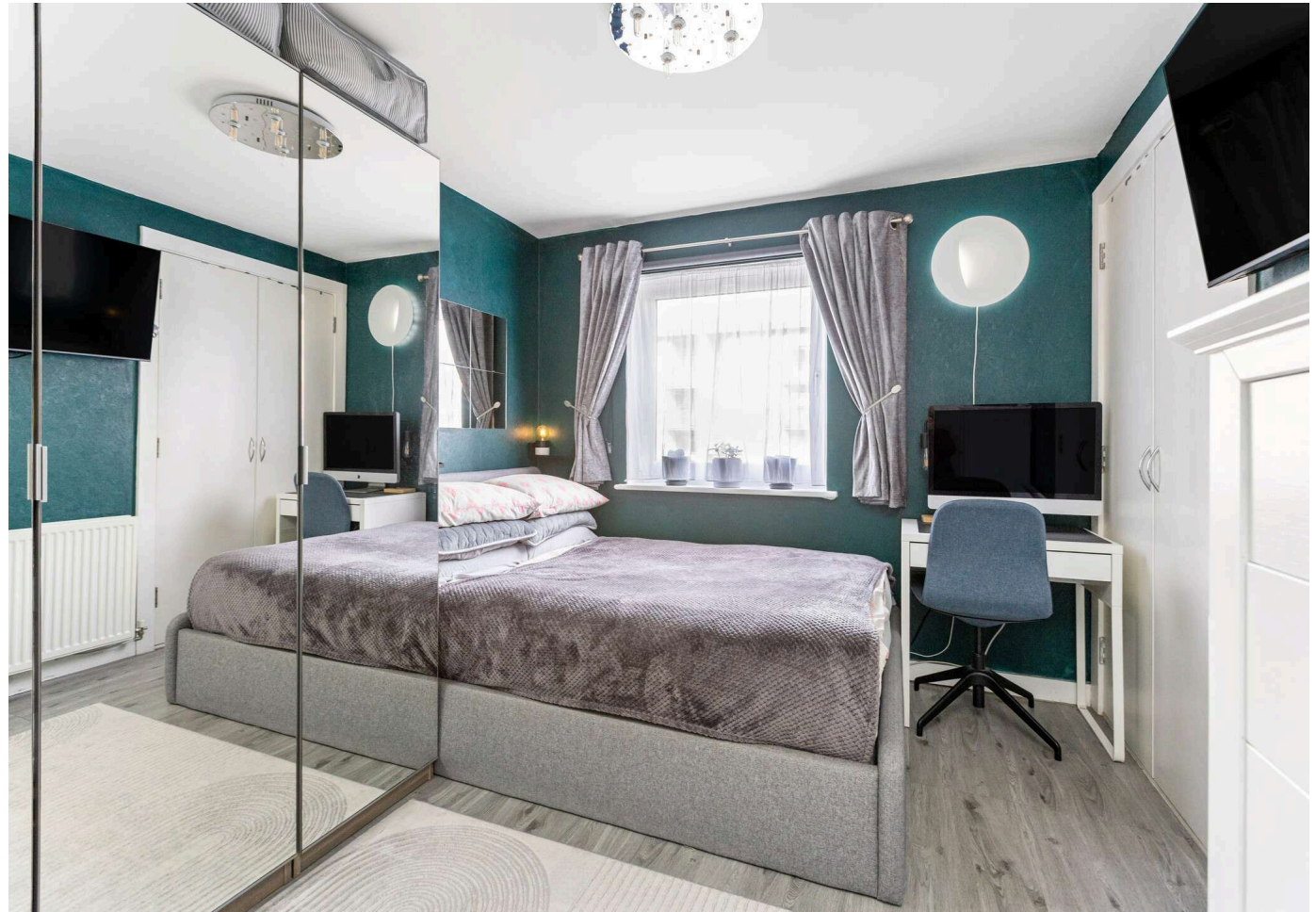
Price and Viewing

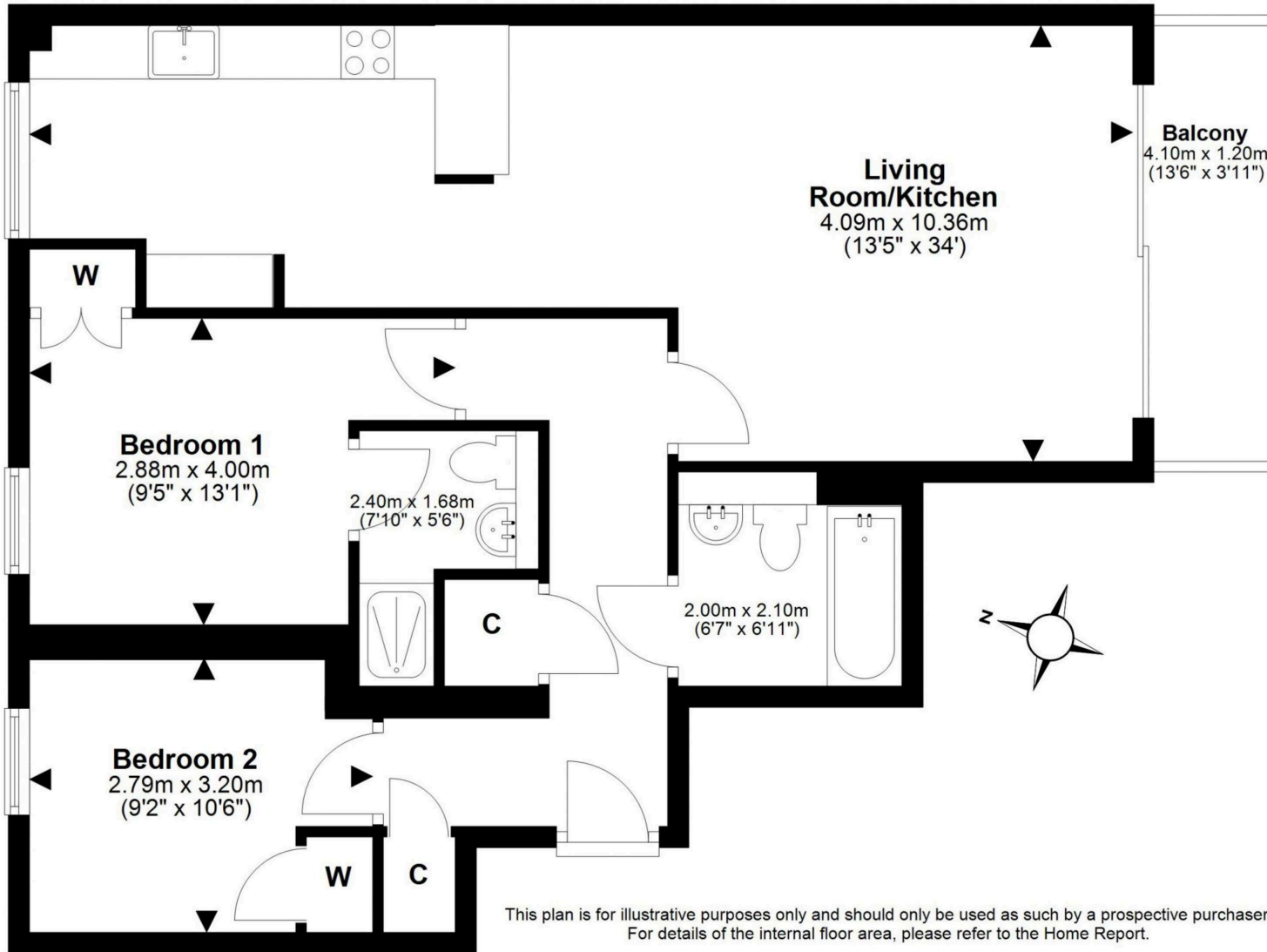
For price and viewing information or further details on this property please contact us on 0131 557 3188.



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.





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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.

