



Solicitors & Estate Agents











Offers Over

£240,000

8/7 East Pilton Farm Rigg

Fettes | Edinburgh | EH5 2GD

An exceptionally appealing first floor flat forming part of the popular Strada development in the desirable district of Fettes. Perfectly positioned close to excellent local amenities, transport links and green spaces, the property enjoys a private south facing balcony and is sure to have a wide appeal in the market, particularly with first time buyers and professionals.

-  2 bedrooms
-  1 public room
-  2 bathrooms
-  Private balcony
-  Residents parking
-  Lift
-  EPC rating – B
-  Council tax band - E



Description

In move in condition, you enter via the communal stair or lift to a welcoming hallway with video entryphone and storage which leads you to the bright and airy lounge/ dining room with a door to the generous south facing balcony, together offering the perfect space for both relaxing and entertaining. The kitchen is open plan and has a range of units with co-ordinated worktops and integrated appliances. There are two double bedrooms both with built in wardrobes and the principal enjoys an en-suite shower room with a double size cubicle. Completing the accommodation is a bathroom with a white suite and shower over the bath. The property further benefits from gas central heating and double glazing.

Bedroom one has been subject to virtual staging. It should be noted that the room is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

Included in the sale will be the gas hob and electric oven, and integrated washing machine, fridge/freezer and dishwasher.

Gardens & Parking

Beautifully maintained communal grounds surround the development and there is ample unallocated parking for both residents and visitors.

Factoring

The communal areas and grounds are maintained by Hacking & Paterson at a cost of approximately £550 per quarter and this also includes buildings insurance.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

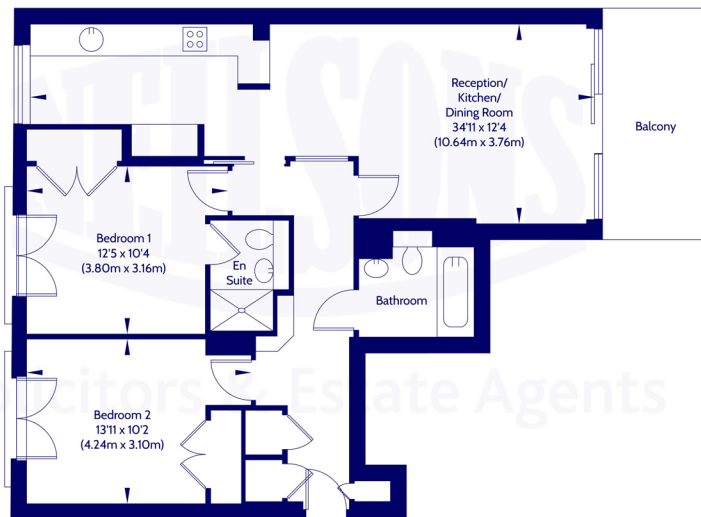
East Pilton Farm Rigg is located within the sought after Fettes district to the north of the city. There are many local amenities nearby including a Morrisons superstore on Ferry Road with Craighleith Retail Park just a short distance away, housing a Marks & Spencer, Sainsbury's Supermarket and high street named stores. The fashionable high amenity area of Stockbridge is also within easy reach boasting 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 with 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 78 Sq M / 844 Sq Ft.

1st Floor



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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