



Solicitors & Estate Agents











Fixed Price

**£225,000**

## 9/12 East Pilton Farm Avenue

Fettes | Edinburgh | EH5 2QW

An excellent opportunity has arisen to purchase this impressive, truly stunning third floor apartment with a fantastic sized balcony to front, forming part of a popular modern development, located close to excellent local amenities and transport links.

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



## Description

In brief the accommodation comprises; secure entry system, lift and stair access to all floors, welcoming entrance hallway with good built-in storage facilities, fantastic sized lounge/dining with patio doors providing direct access to the sizeable private balcony, open plan to contemporary fitted kitchen with integrated appliances and lovely open views over the Firth of Forth, generously proportioned principal bedroom with built-in wardrobes and en-suite shower room, further well proportioned second double bedroom with built-in wardrobe and bathroom with white three-piece suite and shower over bath. Further benefits include gas central heating and double glazing throughout.



## Extras

All fitted floor coverings will be included in the sale together with the gas hob, oven, integrated fridge/freezer, integrated washing machine and integrated dishwasher. Other items are available through separate negotiation.

## Gardens & Parking

There are beautifully maintained communal garden grounds surrounding the property together with ample residents parking available.

## Factor

The development is managed by Hacking & Paterson for a monthly fee of approx. £140. This includes maintenance of communal areas, lift and buildings insurance.

## Viewing

By appointment through Neilsons 0131 625 2222.







## Location

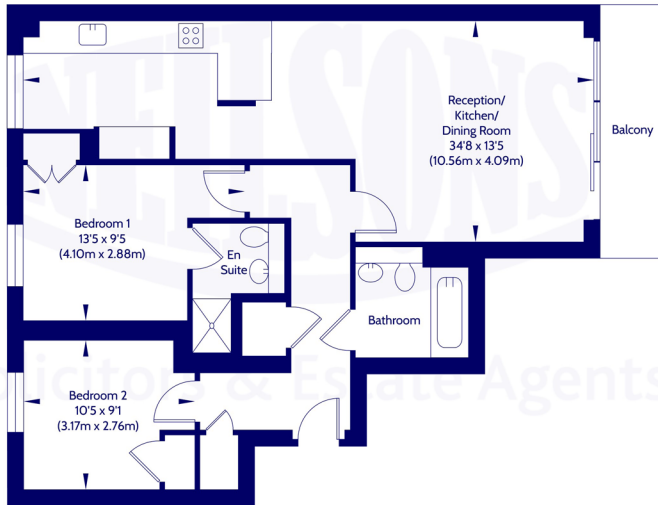
East Pilton Farm Avenue forms part of the prestigious Strada development, situated within the sought-after North Fettes district of the city. There are many local amenities nearby including a Morrisons superstore on Ferry Road with Craighleith Retail Park just a short distance away housing a Marks & Spencer's and Sainsbury's. 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 within easy reach 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.





Approx. Gross Internal Floor Area 73.31 Sq M / 789 Sq Ft.

### Third 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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