










Offers Over

**£395,000**

## 63 East Pilton Farm Wynd

Fettes | Edinburgh | EH5 2GL

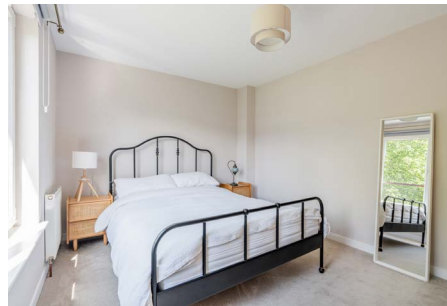
An excellent opportunity to acquire this beautifully presented four-bedroom end-terraced villa, set within a highly regarded modern development. Finished to a high standard throughout, the property offers spacious and flexible accommodation ideally suited for families, professionals or those seeking versatile living space.

-  4 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - F



## Description

Presented in true move-in condition, the accommodation comprises a welcoming entrance hallway with a useful WC and storage cupboard, a bright and spacious reception room with French doors opening onto the rear garden, and a stylish open-plan dining kitchen featuring integrated appliances. A fourth double bedroom and utility room complete the ground floor. Upstairs, a generous landing with additional storage leads to the principal bedroom, benefiting from fitted wardrobes and an en-suite shower room, a well-proportioned second double bedroom with fitted wardrobes, a good-sized third bedroom, and a contemporary family bathroom fitted with a three-piece suite and shower over the 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 integrated appliances in the kitchen and the washing machine.

## Gardens, Parking & Factor

A particular highlight of the property is the beautifully maintained rear garden. Thoughtfully landscaped and designed for ease of maintenance, it is predominantly laid to patio, providing an ideal space for outdoor dining, entertaining, and family enjoyment.

To the rear, there is a garage with an up-and-over door together. Well-maintained garden grounds are located to the front of the property.

The development is factored by Hacking & Paterson Management Services at an approximate cost of £35 per month, covering the maintenance of the communal grounds.

## Viewing

By appointment through Neilsons (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 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 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 motorist 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 114 Sq M / 1219 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.



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