

COULTERS[©]

WELCOME TO:

EAST PILTON FARM PL.

7/5 East Pilton Farm Place, Pilton, Edinburgh, EH5 2QH



EAST PILTON FARM PLACE AT A GLANCE:



Residential Fettes location



Two-bedroom contemporary flat



Private decked balcony



Excellent local amenities



Walking distance of East Pilton Park



Well-regarded schooling close by

EXTRAS:

All fixtures and fittings, including; blinds, light fittings, carpets and fitted floor coverings. Please note that all integrated kitchen appliance are included as well.



A LITTLE BIT ABOUT THE PROPERTY:

Enjoy a prime city location with this contemporary second floor apartment situated in the prestigious Fettes area of Edinburgh. This two-bedroom property with private balcony, sits within the exclusive Strada development, and thanks to its immaculate interiors and quality finishes, is in turn-key condition. Its proximity to Stockbridge and the city centre as well as the beautiful green spaces of The Royal Botanic Gardens and Inverleith Park, will make it an ideal home for a first-time buyer, couple, or as an investment opportunity.

- A spacious and light filled open plan living/dining room with dual aspect and patio doors leading to a private decked balcony
- A contemporary kitchen with antico flooring and excellent wall and floor storage complemented by ample worktop space. High-quality integrated appliances including dishwasher, washing machine, fridge/freezer, extractor fan, gas hob and electric oven
- East-facing principal carpeted double bedroom benefitting from plentiful natural light. Features a well-presented en-suite with walk-in shower, WC and washbasin. Patio doors lead out to a lovely Juliette balcony
- A second comfortable double carpeted bedroom with built-in wardrobes and floor to ceiling window flooding the room with light and offering stunning views
- Fresh modern bathroom with three-piece white suite
- Gas central heating and double glazing throughout
- Landscaped shared grounds
- Residents parking



LOCATION, LOCATION, LOCATION:

Fettes is a prime residential area two miles from Edinburgh's city centre. Located just off Ferry Road, the property enjoys excellent leisure and recreational opportunities. The Royal Botanic Gardens and Inverleith Park are nearby, in addition Ainslie Park recreational centre has a range of sporting facilities as does the private Westwood's Health Club.

Nearby Stockbridge and Comely Bank offer a range of stylish bars including The Raeburn and Hectors, renowned restaurants and independent retailers such as Ian Mellis Cheesemongers and Charlie Miller Hair Salon, as well as a Waitrose and Co-op. Nearby Craigleith

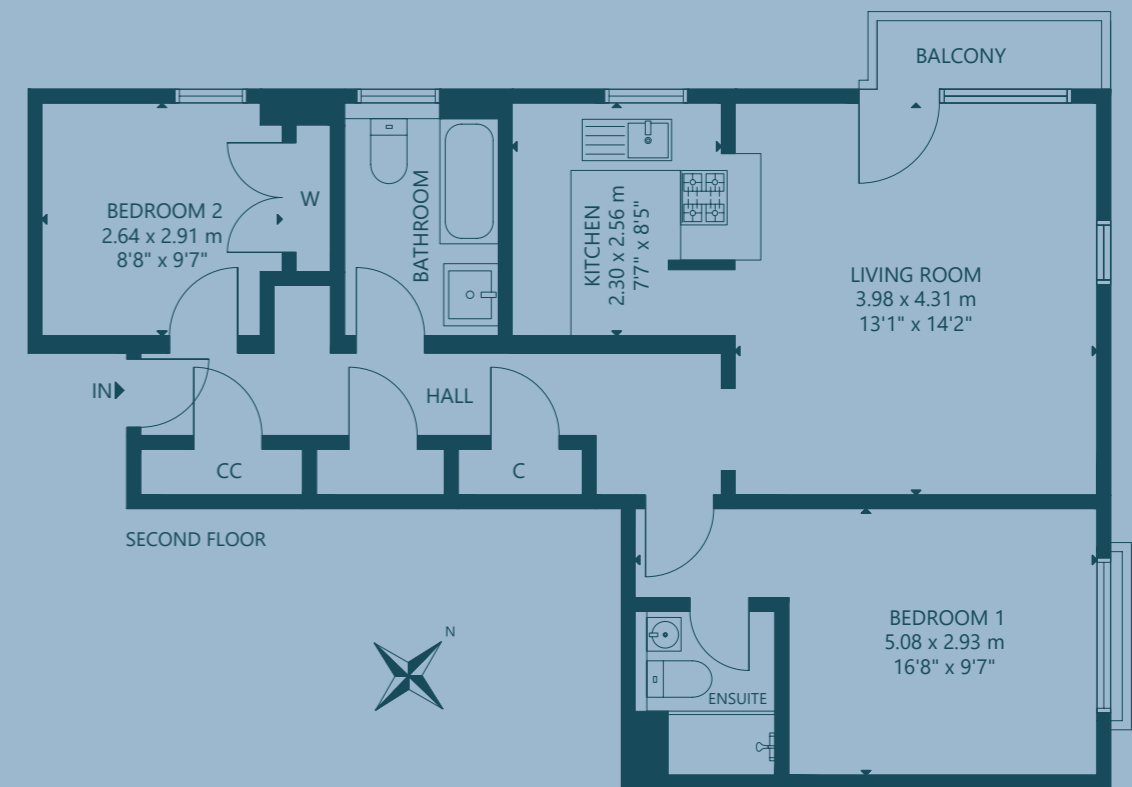
Retail Park features a Sainsbury's supermarket and other well-known high street stores. Morrisons supermarket is only a few minutes' walk away.

Well-regarded schooling includes Granton Primary and Broughton High School, as well as private options such as Fettes College.

Regular bus services take you into Edinburgh city centre in less than 20 minutes and the M8, M9, Forth Road Bridge and Edinburgh International Airport, are also easily accessible.



FLOOR PLAN:



7/5 East Pilton Farm Place, Pilton, Edinburgh, EH5 2QH

Approx. Gross Internal Area

732 Sq Ft - 68 Sq M

For identification only. Not to scale.

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