



Solicitors & Estate Agents










Offers Over  
**£170,000**

# 1/4 East Pilton Farm Avenue

Fettes | Edinburgh | EH5 2QB

Neilsons are delighted to offer to the market this impressive one bedroom ground floor apartment forming part of a popular modern development, located close to excellent amenities/green space, in the capital's Fettes district. Internally the property is in excellent condition throughout and offers a bright and flexible living space, perfectly suited to the first-time buyer, professional or buy-to-let investor.

-  1 beds
-  1 public
-  1 bathroom
-  Garden
-  Parking
-  EPC Band - C
-  Council Tax Band - D

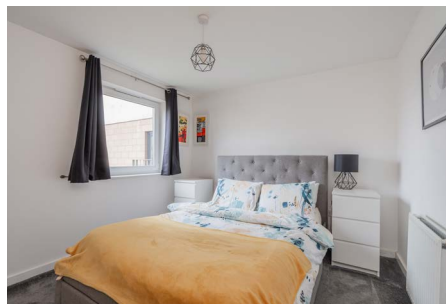


## Description

Internally, the property is presented in true walk-in condition while briefly comprising of; bright and airy open-plan lounge/kitchen/diner with ample space for flexibility and different configurations, private balcony with room for a small table and chairs, large storage cupboard, fully-fitted kitchen area with a range of integrated white goods, tiling in splash areas and a breakfast bar for dining, generous double bedroom with integrated double wardrobes and space for freestanding furniture, and a partially-tiled partially-paneled shower room with a double shower cubicle, shaver points and downlights.

The property also benefits from a secure door entry system, gas central heating and double glazing throughout.

Factor fees are payable to Hacking & Paterson of £121 per calendar month.



## Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, fridge, washer/dryer, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

There are beautifully maintained garden grounds peppered throughout the development which include areas of lawn with well stocked shrub and small tree beds. Ample unallocated residents parking is available all year.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

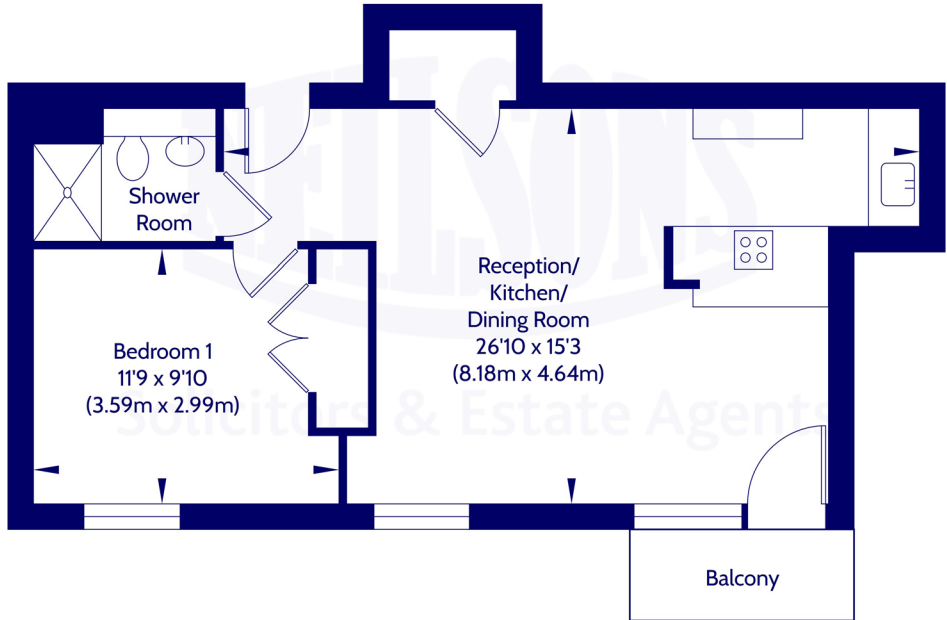
East Pilton Farm Avenue forms part of the prestigious Strada development, situated within the sought-after North Fettes district of the city. There are many local amenities nearby including a Morrisons superstore on Ferry Road with Craigleith Retail Park just a short distance away housing a Marks & Spencer's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

Ground Floor

Approx. Internal Area 46.28 Sq M / 498 Sq Ft.

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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