


COULTERS[©]

4/1 EAST PILTON FARM AVENUE

FETTES, EDINBURGH, EH5 2GA

 2 BED  2 BATH  1 PUBLIC









TAKE A LOOK INSIDE

Enjoy a prime Fettes location with this upgraded two-bedroom, ground floor apartment within the Strada residential development. The property is beautifully presented throughout with neutral décor and modern fixtures and fittings. Boasting a bright dual aspect, the main living space with open plan living/dining and kitchen offers a wonderful area for both relaxing and entertaining. The sliding doors in the living room open onto a south-facing private terrace which is fully enclosed and offers a sheltered place to sit and enjoy the outdoors. At the other end of the room, there is a stylish fitted kitchen with a smart, handleless units and quality integrated appliances including induction hob, oven, fridge, freezer, dishwasher and washing machine.

The main bedroom benefits from a built in wardrobe and en-suite shower room whilst bedroom 2 is also a good sized double, although currently used as a home office. The main bathroom is fully tiled and has a full sized bath, overhead shower, wash hand basin and WC.

KEY FEATURES

-  Beautifully presented modern apartment
-  Two double bedrooms one with en suite
-  South facing enclosed terrace
-  Residents' parking
-  Short walk to Inverleith Park
-  Morrisons supermarket conveniently nearby



The property benefits from gas central heating, double glazing, and secure door entry system. A car park for residents is situated at the rear of the building.

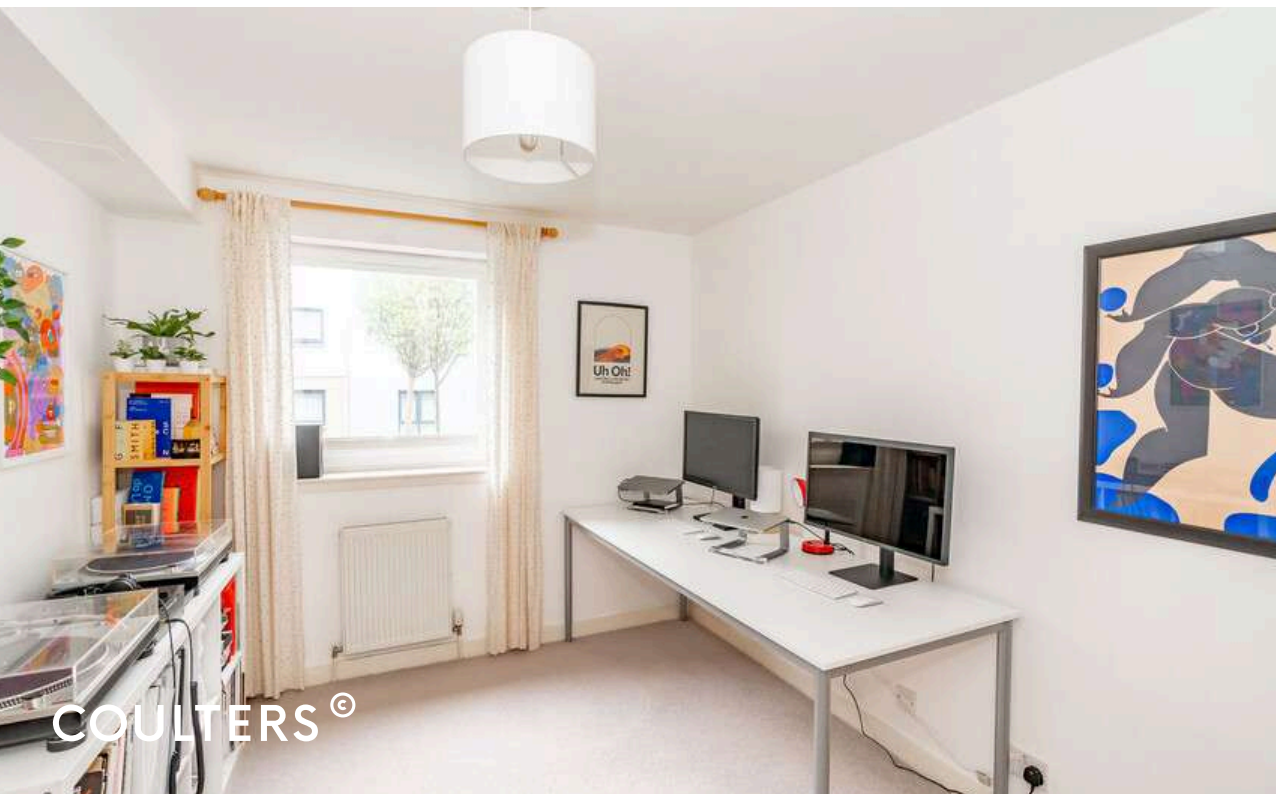
The factor is Hacking and Paterson and the quarterly factoring costs are approximately £350 which includes buildings insurance.

EXTRAS

All blinds, curtains, light fittings, fitted flooring and white goods are included in the sale price.



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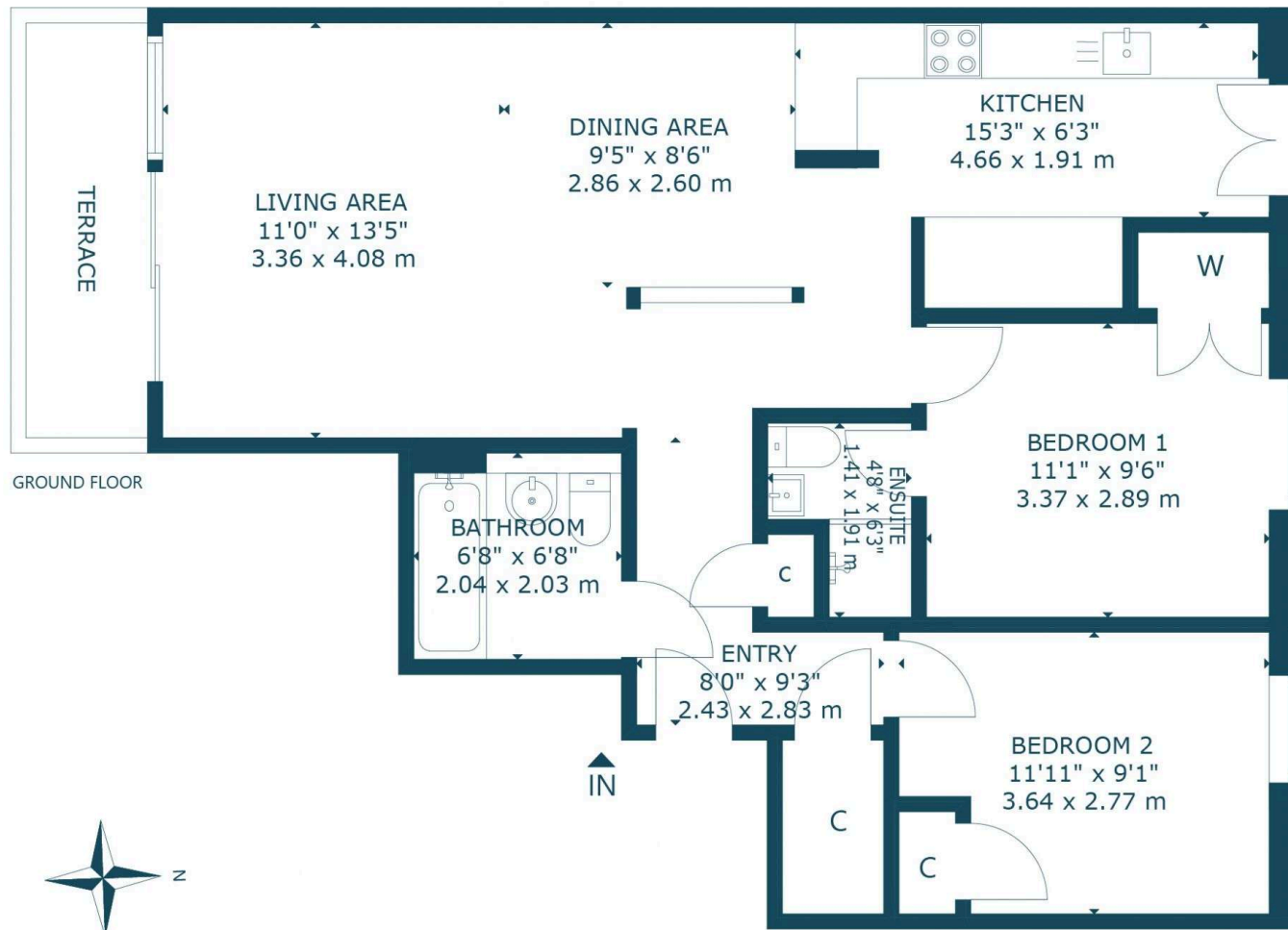


THE LOCAL AREA

Fettes is a prime residential area two miles north of Edinburgh's City Centre. East Pilton Farm Avenue enjoys excellent leisure and recreational opportunities with the picturesque Royal Botanic Gardens and Inverleith Park nearby. Ainslie Park Leisure Centre minutes from the property has a swimming pool, gym, and fitness classes, and there are further award-winning facilities at Westwood's Health Club and The Village Hotel.

Nearby Stockbridge offers an excellent range of restaurants, cafes and bars. Larger shopping requirements are met at Morrisons only a few minutes from the property, as well as Waitrose at Comely Bank and Craigmyle Retail Park which houses a Sainsbury's and a Marks and Spencer. The Western General Hospital is within easy walking distance. The property lies in the catchment area of Granton Primary School and Broughton High School. Some of Edinburgh's finest private schools nearby include Fettes College and The Edinburgh Academy. The area benefits from excellent transport links with regular bus services taking you into Edinburgh City Centre, and the M8, The Queensferry Crossing, and Edinburgh International Airport, are all easily accessible.





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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 822 SQ FT / 76 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.