



Beautifully presented with stunning views

Three-bedroom, fourth floor flat



This immaculate and beautifully presented, three-bedroom, fourth floor flat is situated in the popular Strada development in the desirable Fettes area of Edinburgh, close to excellent local amenities, transport links, cycle path and a choice of green spaces to enjoy. The property has been very nicely decorated throughout, is in true walk-in condition and has lovely views to the Pentland Hills, Firth of Forth and the Fife coast beyond. The accommodation consists of a communal stair and lift to all floors, a hallway, with storage, a particularly attractive open plan kitchen/dining/living room, with smart fitted units, appliances, breakfast bar, double aspect windows to take in the views, also flooding the room with natural light, plenty of space for dining and seating and two balconies to enjoy the views. The master bedroom has glazed doors and a Juliet balcony and an en-suite shower room, there are two further double bedrooms, both with built-in wardrobes and views to the Pentland Hills, and a contemporary family bathroom. There are well-kept communal grounds and residents' parking.

Key Features

Communal stair and lift

Hallway

Open plan kitchen/dining/living room

Master bedroom, with en-suite

Two double bedrooms

Family bathroom

Gas central heating

Double glazing

Two balconies

Communal grounds

Residents' parking

EWS1 - this property has an EWS1 certificate with a rating of A2

Factored by Hacking and Paterson - approx. £450 per quarter to include the maintenance of common areas and buildings insurance





Fettes

Fettes is one of the most popular areas in Edinburgh being surrounded by green open space yet still within walking distance of the city centre. It is also served by a number of frequent bus services which run into the city centre and beyond. There are excellent local amenities in nearby Stockbridge including convenience shops, fashionable bars and restaurants and quaint coffee shops. The area is also well served by supermarkets and Craighleith Retail Park, all of which are within a short drive. The recreational spaces of The Royal Botanic Gardens and Inverleith Park are close by and there are leisure facilities at the local Westwood Health Club. Pleasant walks can also be enjoyed along the nearby Water of Leith pathways.



Extras

All fitted floor coverings, curtains, blinds, light fittings, oven, hob, fridge freezer, dishwasher, washing machine, tumble drier are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

F

Home Report Valuation

£270,000

EPC Rating

B

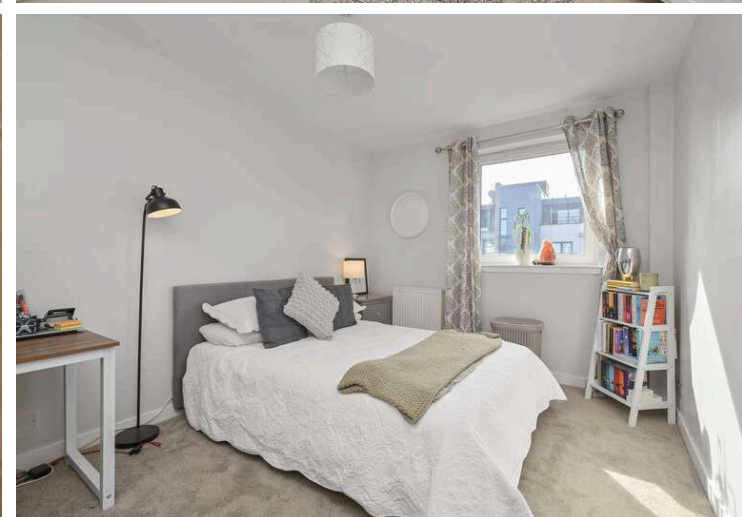
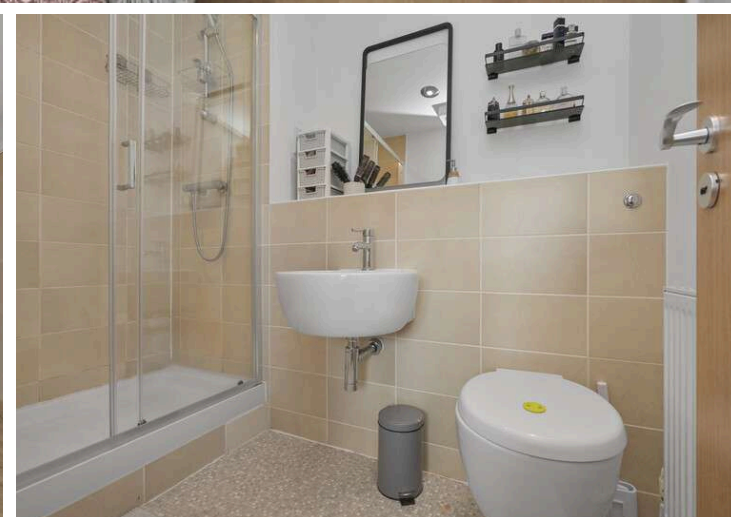
Tenure

Freehold



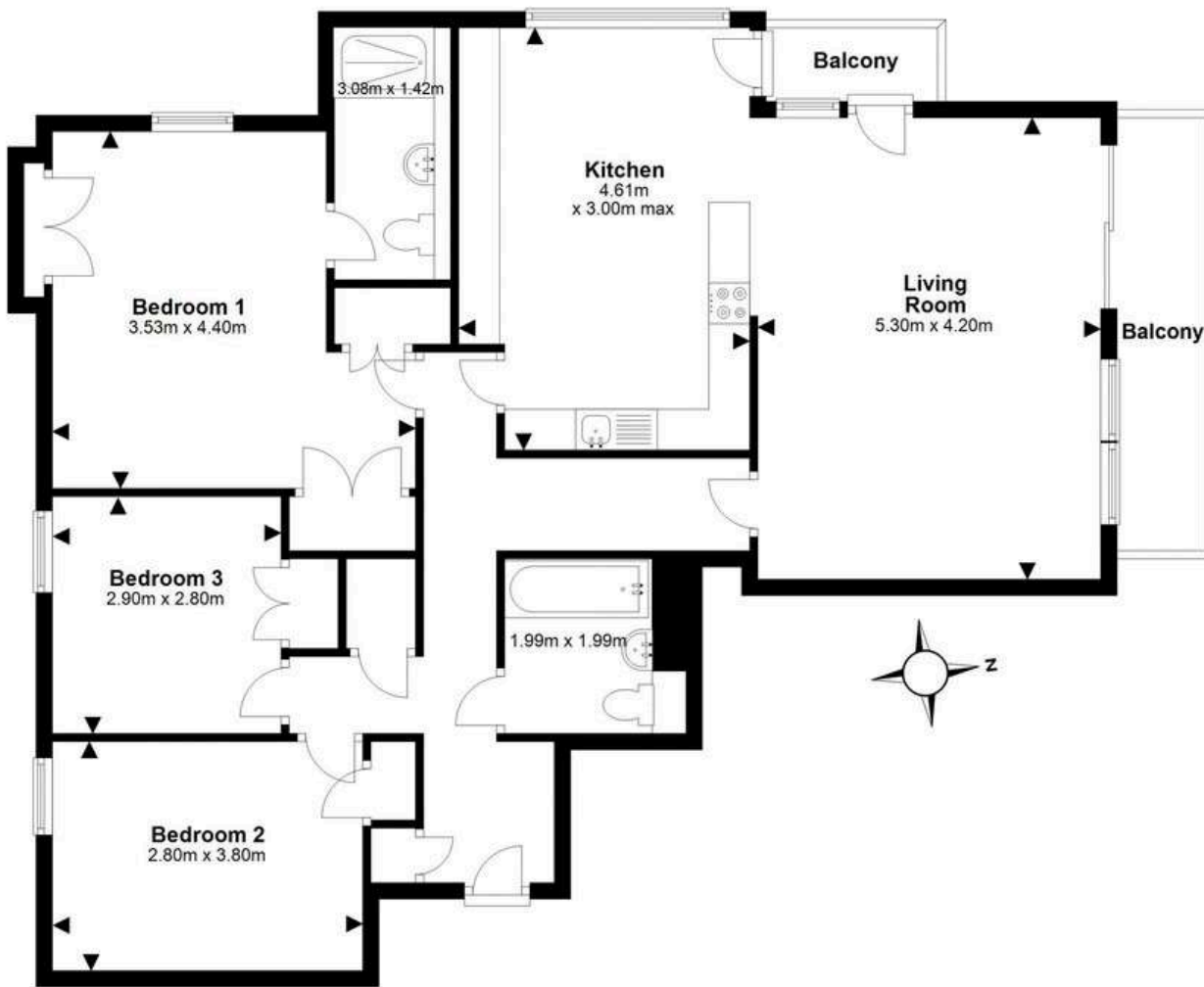


'Stunning views to the Firth of Forth'



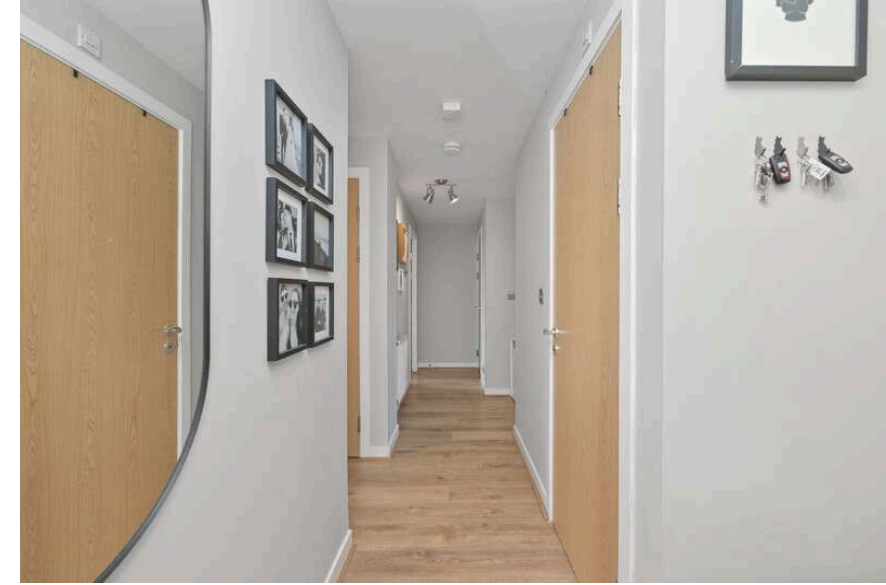






Total area: approx. 142.2 sq. metres

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.



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89 Main Street, Davidsons Mains, Edinburgh, EH4 5AD ♦ DX 657 Edinburgh ♦ t: 0131 312 7276 ♦ f: 0131 312 6029
e: property@elpamsolicitors.co.uk ♦ w: www.elpamsolicitors.co.uk

Also at: 98 Ferry Road, Leith, Edinburgh, EH6 4PG ♦ DX 550874 Leith ♦ t: 0131 554 8649 ♦ f: 0131 554 8648

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