










Offers Over
£370,000

48 East Pilton Farm Wynd

Fettes | Edinburgh | EH5 2GL

Neilsons are delighted to bring to the market a spacious and beautifully presented 4 bedroom family home, which forms part of a popular modern development, quietly tucked away yet close to an excellent variety of convenient amenities, green space and transport links. The accommodation is arranged over two floors, boasts superb outside space, and offers spacious and flexible living perfectly suited to the growing family and those working from home.

-  4 Bedrooms
-  2 Public Rooms
-  2 Bathrooms
-  Residents Parking
-  Garden
-  EPC Rating – C
-  Council Tax Band - F



Description

The accommodation which is presented in true move in condition, in brief comprises; welcoming entrance hallway with useful storage, stylish fitted kitchen with integrated appliances, open plan dining area with doors accessing rear garden, light and airy reception room with double height ceiling and private balcony, spacious principal bedroom with two fitted wardrobes and en-suite bathroom with separate shower enclosure, three further good sized double bedrooms with fitted wardrobes and contemporary shower room. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings, blinds and shutters will be included in the sale together with the induction hob, oven, integrated fridge/freezer, integrated dishwasher and integrated washing machine.

Gardens & Parking

A real feature of this property is the superb, beautifully maintained communal garden to the rear. There is a private patio to the rear with an extensive landscaped communal garden mainly laid to lawn, creating the ideal environment for children to play and to enjoy outside dining/relaxing. To the front lies well maintained grounds together with residents and visitors parking.

Factor

The development is maintained by Hacking & Paterson for a fee of approx. £39 per quarter for the maintenance of communal grounds.

Viewing

By appointment through Neilsons 0131 625 2222.





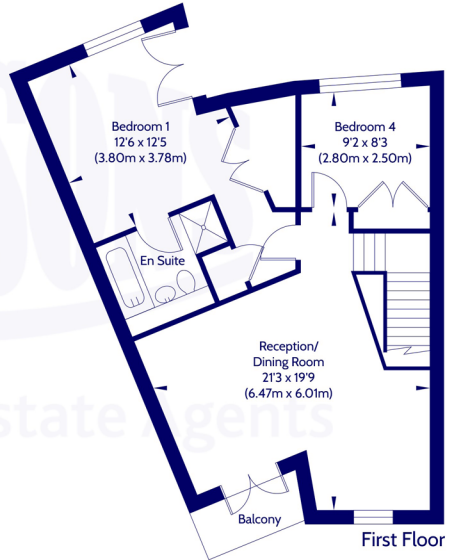
Location

East Pilton Farm Wynd forms part of the prestigious Strada development, situated within the sought-after North Fettes district 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'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.





Approx. Gross Internal Floor Area 125.61 Sq M / 1352 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

