



11/3 East Pilton Farm Rigg,
FETTES | EDINBURGH | EH5 2GE


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Stunning, immaculately presented elevated ground floor apartment boasting a leafy, south-facing aspect from the public room, balcony and main bedroom, beautifully positioned on the periphery of the much sought after Strada development, with some of Edinburgh's much loved parklands, excellent amenities and great transport links close at hand.

- Fabulous open plan living/dining room/kitchen
- South-facing balcony
- Principal double bedroom with luxury en-suite shower room
- Well-sized second double bedroom with built-in wardrobes
- Bathroom with bath and shower
- Gas central heating
- Double glazing
- Ample storage space throughout
- Security entryphone system
- Well maintained communal grounds
- Residents' parking within cul-de-sac

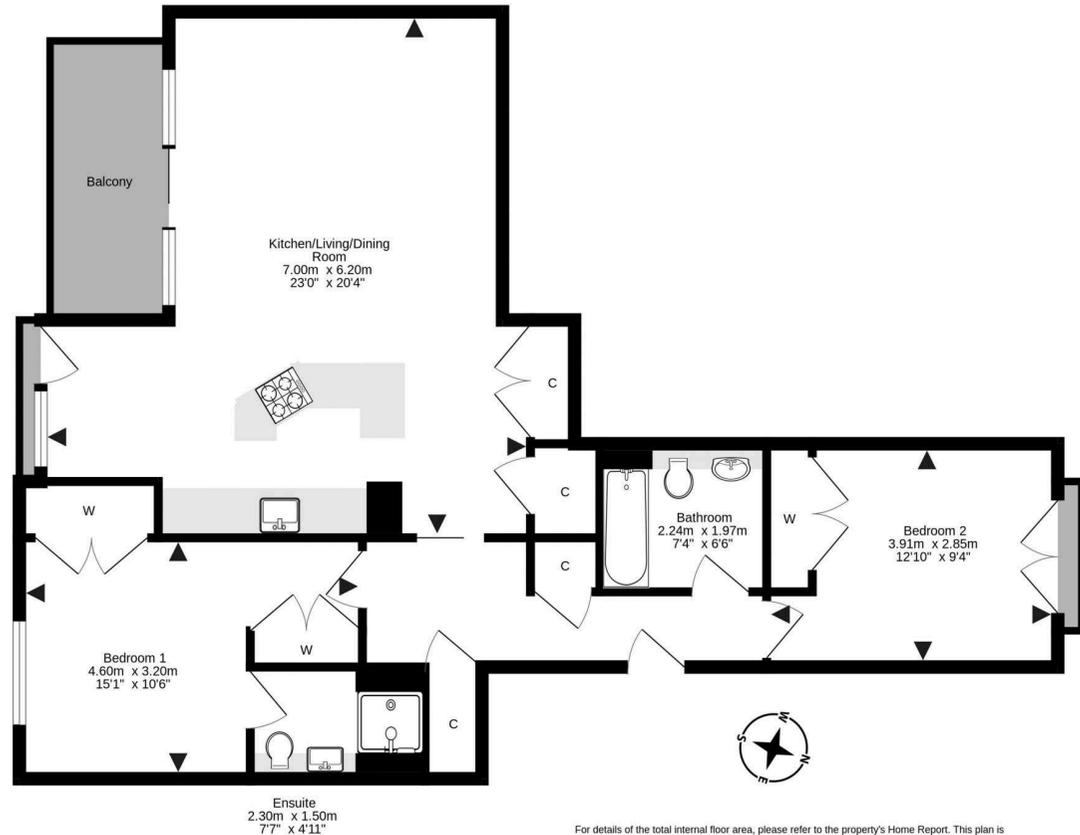
EPC: Extras to be included: all curtains and in built kitchen appliances, Sofa, dining table and TV stand available by separate negotiation

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



This truly outstanding flat offers well-proportioned and light filled living space, superbly finished off with stylish modern fittings throughout. The fashionably open plan public room with its south-facing aspect is a relaxing multi-purpose space ideal for living, dining and socialising and is enhanced by an eye-catching feature brick wall. Sliding glazed doors lead out onto a sunny balcony with space for seating, overlooking the tree lined walk/cycleway leading on to Leith's Shore area. All mod cons are in place within the fully equipped kitchen area, which is partly separated from the main room by a useful island unit with a large pantry and a further cupboard providing ample storage space. The main bedroom is full of natural light and benefits from a lovely leafy outlook, twin built-in wardrobes and a refurbished en-suite including a vanity unit and mixer shower.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024

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