



Flat 1, 4 East Pilton Farm Place, Edinburgh, Midlothian, EH5 2QN



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Forming part of the Strada development in the popular Fettes area of Edinburgh is this bright and well-presented ground floor flat with gas central heating and double glazing. The development is managed by a property factor and has a secure entry system, shared grounds and residents parking.

The accommodation comprises hall with four storage cupboards. The lounge has window to the side and glazed door to the rear providing direct access to the balcony. Off the lounge is the kitchen which has window to the rear and is fitted with a range of modern base and wall units with the oven, hob and hood, fridge/freezer, washing machine and dishwasher to remain. The main bedroom has window to the side, fitted wardrobe and en-suite shower room fitted with a two piece suite. There is a second double bedroom with window to the rear and fitted wardrobe. Completing the accommodation is the bathroom with window to the rear and is fitted with a three piece white suite.

Externally the development has shared grounds and residents parking. Early viewing is essential to fully appreciate this most attractive property.

Area Description

Set to the north of the city centre, the property enjoys a high amenity setting, with local shops, an extensive selection of bus services, the Craighleith Retail Park and private/state schooling all within easy reach. Inverleith Park and the Royal Botanic Gardens are within walking distance as is the local leisure/sports centre, Morrisons supermarket and the Urban Village Hotel with its gym, restaurant and coffee house. The excellent added amenities of nearby Stockbridge are also close at hand. For commuters, ready access is available westwards to the city by-pass, central motorway network, the Forth Road Bridge and the airport.





Accommodation

Lounge:	4.65m x 4.6m	(15'3" x 15'1")
Balcony:	2.2m x 1.17m	(7'3" x 3'10")
Kitchen:	4.65m x 4.6m	(15'3" x 15'1")
Bedroom 1:	3.12m x 3.12m	(10'3" x 10'3")
En-suite:	1.75m x 2m	(5'9" x 6'7")
Bedroom 2:	2.9m x 3.02	(9'6" x 9'11")
Bathroom:	1.73m x 2.72m	(5'8" x 8'11")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

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Agent's Note

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