



12/17, East Pilton Farm Avenue, Edinburgh, EH5 2GB

Immaculately Presented and Spacious, Three-Bedroom, Fourth-Floor (Top) Apartment, with Three Balconies

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Property Description

Immaculately presented and spacious, three-bedroom, fourth-floor (top) corner aspect apartment, with three balconies. Set within the popular Strada development, located in the highly-regarded Fettes area, north of Edinburgh city centre.

Comprises an entrance hallway, a semi-open-plan living/dining room and kitchen, three flexible bedrooms, an en-suite shower room, and a family bathroom.

Featuring an impressive dual-aspect living space with a double-height ceiling, a stylish fully integrated kitchen, and luxurious bathrooms. Further highlights include a skyline view of the Forth, Fife, and the city skyline, HIVE gas central heating, contemporary flooring and lighting. All rooms feature bespoke fitted blinds, with blackout blinds in the bedrooms.

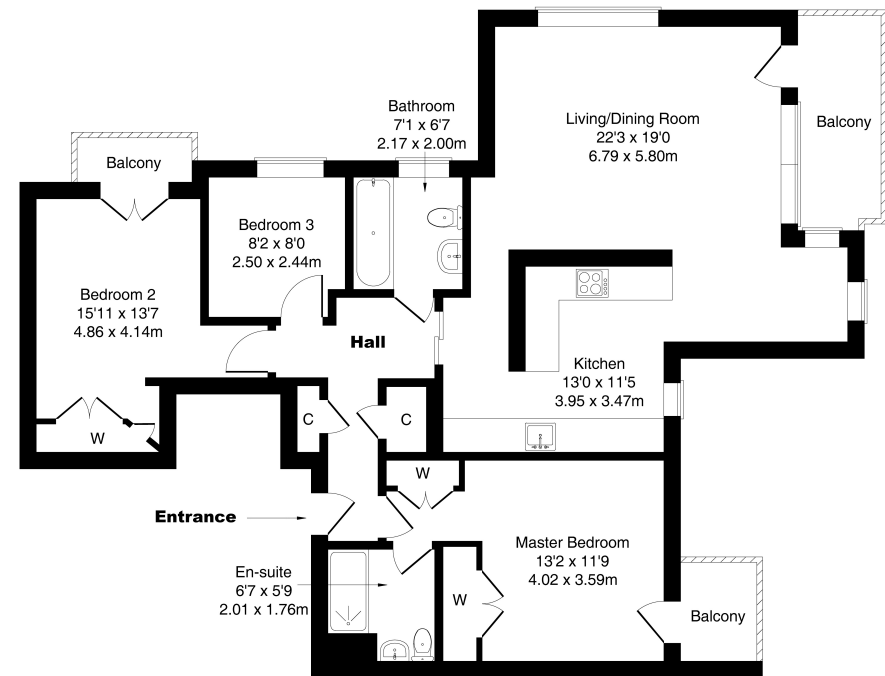
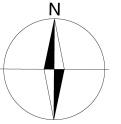
The development also provides communal landscaped grounds, a secured video entry system, lift service, and ample residential parking.

A welcoming entrance leads into the property, with the hallway providing access throughout and creating a seamless and functional living space. The large and spacious living room is finished to a beautiful standard, featuring contemporary flooring and tasteful décor throughout, while also benefiting from access to a balcony, providing an ideal space for entertaining guests or enjoying some outdoor space. There is also ample room for a dining table, creating a versatile area for both everyday living and entertaining, with direct access into the kitchen. The kitchen is stylishly finished with contemporary worktops, a sink with drainer, integrated double oven and gas hob with canopy above, as well as a washing machine, dishwasher and fridge/freezer.

Bedrooms one, two and three are all finished with neutral and tasteful décor and carpeted flooring, creating a warm and comfortable environment, with bedrooms one and two further enjoying their own separate balcony. Bedroom one additionally features an en-suite shower room, providing added convenience and privacy. Completing the property is the stylishly finished family bathroom, comprising a three-piece suite with a shower over the bath and a heated towel radiator.



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Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Fettes is a highly sought-after residential area offering convenient access to excellent local shopping, public transport, and some of Edinburgh's most attractive green spaces. Supermarkets in the vicinity include Waitrose at Comely Bank, Morrisons on Ferry Road, and Sainsbury's at Craighleith. The surrounding neighbourhoods of Stockbridge, Comely Bank, Trinity and Inverleith offer a vibrant mix of independent retailers, including cafés, restaurants,

bars, delicatessens, butchers, fishmongers and greengrocers. High-street shopping is also available at Craighleith Retail Park and Ocean Terminal. Outdoor and leisure opportunities include scenic paths along the Water of Leith, the Royal Botanic Gardens, Inverleith Park, and Ainslie Park Leisure Centre. The area is well-served by respected public and private schools, including Edinburgh Academy and the prestigious Fettes College.





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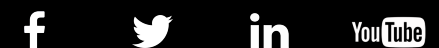
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