



Solicitors & Estate Agents



## 3 East Pilton Farm Rigg

Fettes | Edinburgh | EH5 2GD

Impressive and generously proportioned three-bedroom duplex-style flat with its own main door entrance and private terrace, ideally positioned within a modern development in the sought-after Fettes area. Offering spacious and flexible accommodation arranged over two levels, the property is conveniently located for excellent local amenities, reputable schooling, and convenient transport links and will appeal to a variety of purchasers, including professionals and growing families.

-  3 bedrooms
-  1 public room
-  2 bathrooms
-  Private terrace
-  Residents' parking
-  EPC Band - C
-  Council Tax Band - E



## Description

A welcoming entrance hallway provides access to the accommodation and benefits from useful integrated storage provisions. The bright and spacious reception room enjoys a quiet rear-facing aspect and offers ample space for both lounge and dining furniture. Sliding patio doors provide direct access to the private terrace, creating a lovely extension of the living space. A breakfast bar provides a useful link through to the smart and well-appointed kitchen, which is finished with a smart mix of white and grey units and includes a range of integrated appliances. Further features include a stylish electrically operated sliding door providing separation from the hallway. The boiler was replaced in June 2024. Bedroom three is located on the ground floor and is a good-sized single room with a pleasant front-facing aspect. Currently utilised as a study, the room offers superb flexibility for a variety of uses. A contemporary two-piece WC is partially tiled and conveniently located on the ground floor.



Upstairs, the landing provides access to the remaining bedrooms and family bathroom and benefits from a useful storage cupboard. The generous principal double bedroom enjoys a pleasant front-facing outlook and benefits from an integrated double wardrobe together with a separate single cupboard. The contemporary en-suite shower room was upgraded in September 2025 and is partially panelled, featuring a double shower cubicle with rainfall shower. Bedroom two is another comfortable double room and benefits from a private double Juliet balcony, integrated double cupboard/wardrobe and ample space for freestanding furniture. The well-kept family bathroom is partially tiled and fitted with a contemporary suite incorporating a bath.

Further benefits include gas central heating and double glazing throughout.

Factor fees are applicable at approximately £90 per month, including building insurance.

## Gardens & Parking

Externally, the property benefits from a private terrace with its own storage cupboard and ample unallocated residents' parking.

## Extras

Selected fixtures and fittings, including; integrated gas hob, oven, hood, fridge-freezer, and dishwasher, freestanding washing machine, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

## Viewing

By appointment through Neilsons 0131 625 2222.





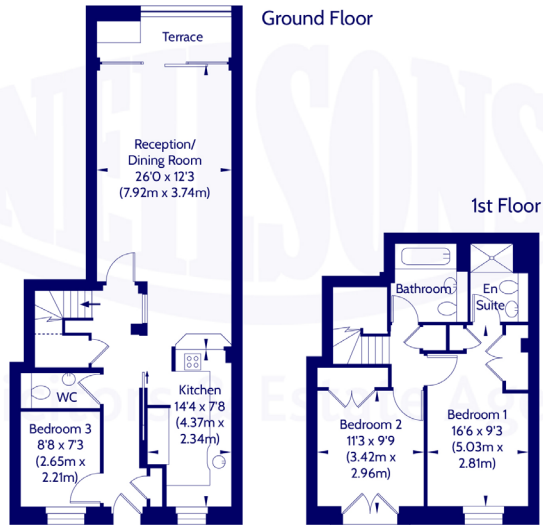
## Location

East Pilton Farm Rigg forms part of the prestigious Strada development, situated within the sought-after Fettes district to the North 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, Sainsbury's Supermarket and high street named stores. 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 nearby as is Ainslie Park Leisure Centre housing a swimming pool and gym. The A902 (Ferry Road) provides motorist with a reliable route out of town to the city bypass, in turn linking to the M8/M9, Queensferry Crossing and Edinburgh International Airport. Well-regarded schooling is provided within walking distance from nursery to secondary level, with many of the city's independent schools also within easy reach.





Approx. Gross Internal Floor Area 98 Sq M / 1051 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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[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.



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