



Solicitors & Estate Agents



Offers Over

£390,000

64 East Pilton Farm Wynd

Fettes | Edinburgh | EH5 2GL

Offering an appealing blend of style, space and practicality, this impressive four-bedroom end-terraced villa with private gardens and single garage, occupies a quiet and pleasant position within the highly regarded Strada development within the enviable Fettes district of the city.

-  4 Bedrooms
-  2 Public rooms
-  2 Bathrooms & WC apartment
-  Private Gardens
-  Garage & parking
-  EPC Rating – C
-  Council Tax Band - F



Description

Presented in move-in condition throughout, the property provides generously proportioned and versatile accommodation arranged over two levels, making it particularly well suited to family life, professional couples or those looking for additional flexibility within the home. The property is entered via a welcoming hallway, which provides access to a convenient WC apartment. To the rear, the spacious reception room enjoys excellent natural light, with French doors opening directly onto the attractive landscaped garden. The impressive open-plan dining kitchen provides a stylish and sociable space for everyday living and entertaining, with a range of wall and base units and integrated appliances. A fourth double bedroom, which could equally lend itself to use as a home office or additional reception space completes the downstairs accommodation. Upstairs, a spacious landing with further storage leads to three well-proportioned bedrooms and the family bathroom. The principal bedroom benefits from fitted wardrobes and an upgraded, contemporary en-suite shower room with luxury Rainfall dual shower, with the second double bedroom also featuring fitted wardrobes. The modern family bathroom incorporating a three-piece white suite. Further benefits include gas central heating with combi boiler and double glazing throughout, ensuring a comfortable and energy-efficient home.



Extras

All the fitted floor coverings, light fittings and fitted blinds will be included in the sale together with the gas hob, electric oven, hood and integrated appliances (dishwasher, fridge freezer, washing machine).

Externally

The enclosed rear garden is a particular feature, enhanced with a southerly aspect and having been thoughtfully landscaped to create an attractive yet low-maintenance outdoor space. With a paved patio and area of lawn, it provides an ideal setting for outdoor dining, entertaining or simply enjoying the garden during the warmer months. There is a lovely landscaped shared garden to the side, with the property also benefits from a private single garage, located to the rear with power & light. To the front of the property, is an attractive communal courtyard.

Factors

The development is factored by Hacking & Paterson Management Services, with the current charge understood to be approximately £30 per month, covering the upkeep and maintenance of the communal garden grounds.

Viewing

By appointment through Neilsons on 0131 625 2222.





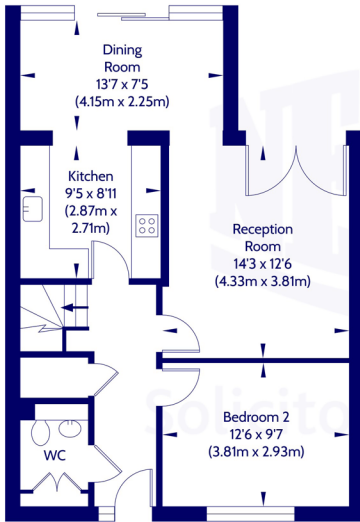
Location

East Pilton Farm Wynd 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 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. 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.

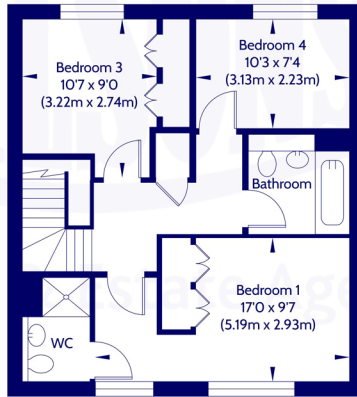




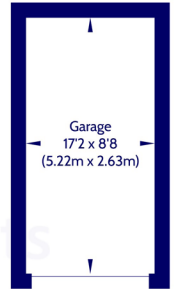
Approx. Gross Internal Floor Area 109 Sq M / 1175 Sq Ft.



Ground Floor



1st Floor



Ground Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

