



10/1 East Pilton Farm Crescent,
Edinburgh, EH5 2GH



2 1 2 78 B

10/1 East Pilton Farm Crescent, Edinburgh, EH5 2GH

Forming part of the Strada development in the popular Fettes area of Edinburgh is this bright, spacious and well-presented ground floor flat. The flat benefits from fresh neutral decoration throughout, gas central heating, double glazing and secure entry.

The accommodation includes an entrance hall with two storage cupboards and feature glass block wall which allows light to illuminate the kitchen. The open plan lounge/diner/ kitchen has a glazed door leading to a small private patio. The kitchen area is fitted with a range of modern base and wall units with oven, hob, hood, fridge/ freezer, washing machine and dishwasher. There are two well-proportioned double bedrooms, both with fitted wardrobes and the main bedroom benefits from an en-suite shower room. Completing the accommodation is the bathroom fitted with a three piece white suite.

Externally the development enjoys shared grounds and residents parking.

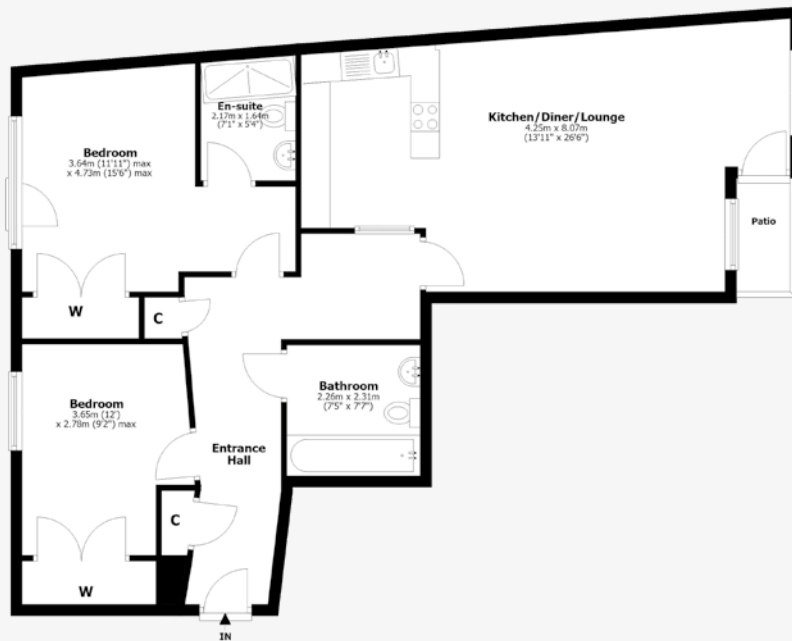
Early viewing is essential to fully appreciate this most attractive property.

There is a factoring arrangement in place for the upkeep of common areas including the maintenance of any common buildings, outdoor areas, stair cleaning and buildings insurance. The current factor is Hacking & Paterson with a monthly payment of approximately £105.

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 Craigleith 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 Queensferry Crossing and the airport.





Accommodation

Kitchen/Diner/Lounge:	4.24m x 8.08m	(13'11" x 26'6")
Bedroom 1:	3.63m x 4.72m	(11'11" x 15'6")
En-Suite:	2.16m x 1.63m	(7'1" x 5'4")
Bedroom 2:	3.66m x 2.8m	(12' x 9'2")
Bathroom:	2.26m x 2.3m	(7'5" x 7'7")

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.**

For more information or to register your interest, please contact:

Aberdein Considine
40-44 Elm Row, Edinburgh, EH7 4AH
47 Lothian Road, Edinburgh, EH1 2DJ

edi@acandco.com
acandco.com
0131 222 9000

Agent's Note

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. **Any services**, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor.

Fixtures & fittings. All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. **Photographs:** Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.



Aberdein Considine