4/10 East Pilton Farm Crescent,
Edinburgh, EH5 2GH

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Forming part of the sought after Strada development in the Fettes area of Edinburgh is this most attractive third floor apartment.Forming part of a modern building which is maintained by a property factor with secure entry, lift access, shared grounds and residents parking. The property has double glazed windows and gas central heating with new boiler installed in September 2022 with warranty in place until 2029.

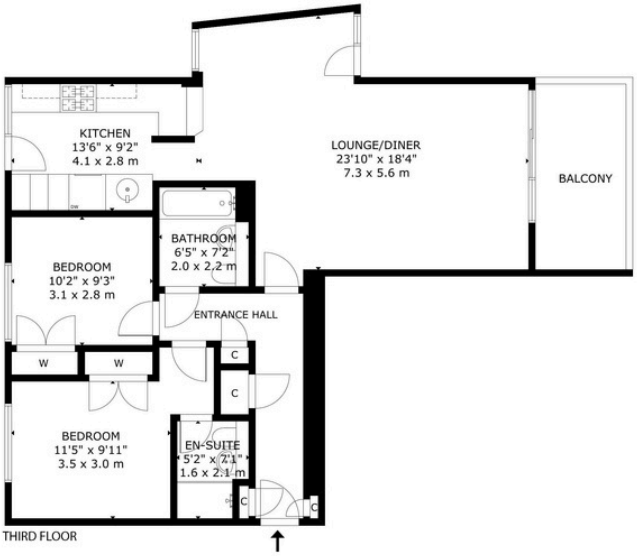
The accommodation includes an entrance hallway with three cupboards and there is a large double aspect lounge / diner with multiple windows and sliding doors leading to the rear facing balcony. On semi open plan is the kitchen which is fitted with modern base and wall units with oven, hob, hood, dishwasher, fridge/freezer and washer/drier to remain. There are two good-sized double bedrooms, both with fitted wardrobes and the principal bedroom has an en suite shower room. The bathroom completes the accommodation.

Early viewing of this well-presented, good-sized apartment is highly recommended.

There is a factoring arrangement in place for the upkeep of common areas including the maintenance of any common buildings, outdoor areas, stair cleaning, buildings insurance and lift maintenance. The current factor is Hacking & Paterson with a quarterly payment of approximately £450.

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 Forth Road Bridge and the airport.



Accommodation

Lounge/DIner:	7.26m x 5.6m (23'10" x 18'4")
Kitchen:	4.11m x 2.8m (13'6" x 9'2")
Bedroom 1:	3.48m x 3.02m (11'5" x 9'11")
En-Suite:	1.57m x 2.16m (5'2" x 7'1")
Bedroom2:	3.1m x 2.82m (10'2" x 9'3")
Bathroom:	1.96m x 2.18m (6'5" x 7'2")

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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