

14/6 EAST PILTON FARM RIGG, NORTH FETTES, EDINBURGH, EH5 2GE

MOWAT HALL DICK
Solicitors & Estate Agents
45 Queen Charlotte Street, Leith,
Edinburgh EH6 7HT
T 0131 555 0616
F 0131 553 1523
DX 550856 Leith
email edinburgh@mhdlaw.co.uk
www.mhdlaw.co.uk



A lovely, bright and spacious first floor flat set within this smart development with leafy views and stylish décor throughout. The flat benefits from gas central heating and double-glazing as well as lift access and a fantastic south-facing balcony.

- SUNNY SOUTH-FACING MODERN FLAT
- LIVING/DINING ROOM
- OPEN-PLAN KITCHEN
- TWO DOUBLE BEDROOMS
- OFFICE/BEDROOM THREE
- EN SUITE SHOWER ROOM
- BATHROOM
- BALCONY
- LIFT
- OFF-STREET PARKING
- SECURE CYCLE STORE

FIXED PRICE £185,000

LOCATION

East Pilton Farm Rigg is a residential cul-de-sac set within the prestigious Strada development. There are excellent nearby amenities including a Morrisons superstore, the open spaces of Inverleith Park and The Botanics, and the recreational activities available at The Ainslie Centre. A little further afield the charming shops and cafes of Stockbridge are within easy reach, and the city centre is just a short bus journey away. The Edinburgh cycle path network is also accessible directly from the Strada development with one path running adjacent to the property. The property is also ideally located for those travelling further, as there is good road access to the Forth Road Bridge, M8 and Edinburgh Airport.

ACCOMMODATION

FIRST FLOOR

Entrance Hall

Two useful recessed storage cupboards, further recessed storage cupboard housing boiler, video entryphone, glass brick wall to kitchen, Karndean floors and electric sliding door to:

Living Room 15'11 x 14' (4.85m x 4.27m)

Large south facing double-glazed window, ample space for dining table, two contemporary radiators, ceiling lighting and Karndean floors.

Kitchen 12'8 x 8'2 (3.86m x 2.49m)

Stainless steel sink and drainer, integrated four ring gas hob with extractor hood over, integrated oven, integrated fridge/freezer, integrated dishwasher, retractable pantry, central island unit with deep drawers, laminate worktop, range of low-level and wall mounted storage units, integrated washing machine/tumble dryer, recessed halogen spotlights and Karndean floors.

Office/Bedroom Three 10'8 x 7'7 (3.25m x 2.31m)

Accessed from hall or via electric sliding door from living room. Double-glazed door and window to south facing balcony, ceiling lighting and Karndean floors.

Master Bedroom 10'9 x 10'3 (3.28m x 3.12m)

South facing double-glazed window with leafy views, two recessed wardrobes, ceiling lighting and fitted carpet.

En Suite Shower Room 6'9 x 4'11 (2.06m x 1.50m)

Large walk-in shower, contemporary wash hand basin, WC with concealed cistern, extractor fan, shaver point, recessed halogen spotlights .

Bedroom Two 12'9 x 9'6 (3.89m x 2.90m)

South facing double-glazed window, recessed wardrobe, halogen spotlights and fitted carpet.

Bathroom 6'9 x 6'6 (2.06m x 1.98m)

Bath with wall mounted mixer tap and shower over, contemporary wash hand basin, WC with concealed cistern, extractor fan, shaver point, recessed halogen spotlights .

PARKING

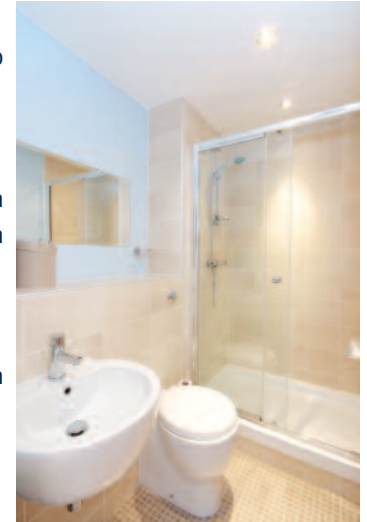
There is ample residents' parking throughout the development.

COUNCIL TAX BAND F

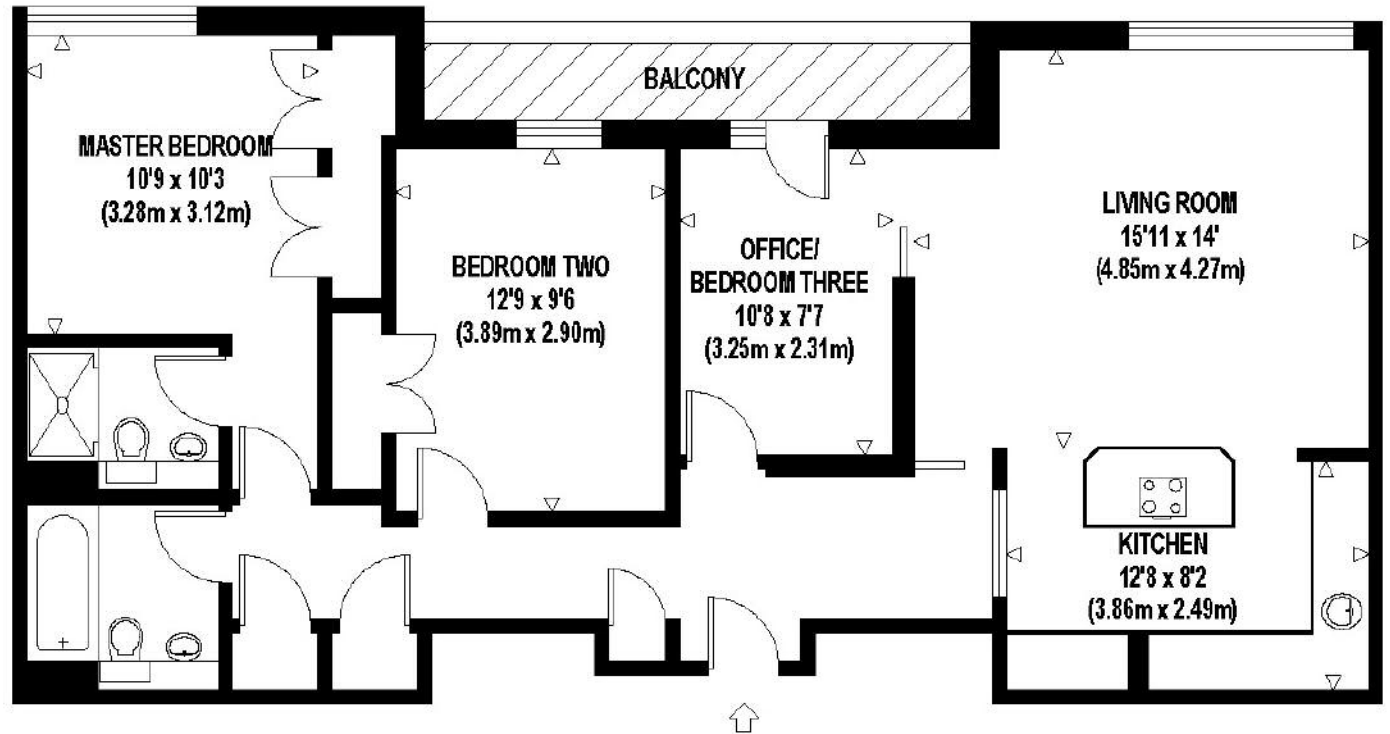
VIEWING

Can normally be arranged at short notice contact the owners on Mobile - 07515 648 931
Or Mowat, Hall and Dick on Telephone: 0131 555 0616

Home report available to view at www.packdetails.com HP207781 EHS 2GE.







NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA - 954 SQ FT / 89 SQ M

All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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