



**lindsays**

8/6, East Pilton Farm Avenue,  
Fettes, Edinburgh, EH5 2GB

*"a delightful, bright and spacious 1st floor apartment which benefits from a west facing balcony"*

- Popular residential area
- Good local amenities and transport links
- West-facing balcony
- Stylish, open plan sitting room / dining room / kitchen
- Principal bedroom with ensuite and large cupboard
- Double bedroom 2 with built-in wardrobes
- Main bathroom
- Gas central heating and double glazing
- Private residents' parking

EPC Rate B

**OFFERS OVER £230,000**



## Description

8/6 East Pilton Farm Avenue is a delightful, bright and spacious 1st floor apartment which benefits from a west facing balcony, located within the popular Strada development. This well presented property has been recently decorated and benefits from a lift, landscaped communal grounds and residents parking. In brief the accommodation comprises; hall with ample storage, spacious sitting room/dining room with a sunny balcony off, open plan fully fitted kitchen with integrated appliances, principal bedroom with en-suite shower room and a large built-in cupboard, double bedroom 2 with built-in wardrobe and main bathroom.

## Area

Fettes is an extremely popular area in Edinburgh, being close to green open space yet still within easy access of the city centre. It is served by several frequent bus services which run into the city centre and beyond. There are excellent local amenities in nearby Stockbridge including convenience shops, fashionable bars and restaurants and quaint coffee shops. The area is also well served by supermarkets with a Waitrose in Comely Bank, a Morrisons on Ferry Road and a Sainsbury's at Craighleith Retail Park, all of which are within a short drive. The recreational spaces of The Royal Botanic Garden and Inverleith Park are close by and there are leisure facilities at the local Westwood Health Club and Village. Pleasant walks can also be enjoyed along the nearby Water of Leith and Edinburgh Cycle pathways. Excellent schooling is available in both the public and private sectors

## Viewing

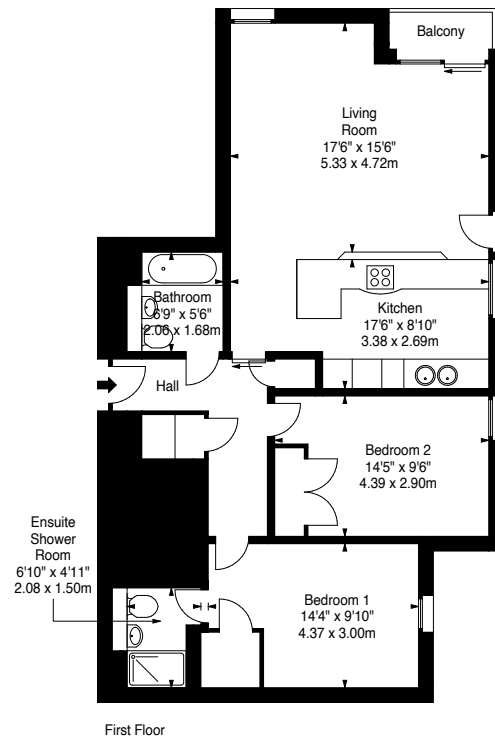
Sunday 2-4pm or by appointment contact Lindsay's



East Pilton Farm Avenue,  
Edinburgh, EH5 2GB



Approx. Gross Internal Area  
883 Sq Ft - 82.03 Sq M  
For identification only. Not to scale.  
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Prospective purchasers are requested to note formal interest with Lindsay's as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.