4/2 East Pilton Farm Crescent, Edinburgh



Postcode: EH5 2GH **Bedrooms:** 2 **Council Tax:** Band D





Radiant, two-bedroom, modern flat in move-in condition situated in sought-after development

Fantastic opportunity to buy a wonderful, modern, two-bedroom, ground-floor flat. Ideal for first-time buyers, a young couple or possibly even a savvy investor. Part of the coveted Strada development, unusually this flat benefits from its own direct front and rear entrances, as well as the main door from the common stair. You can come and go with the neighbours, or keep yourself to yourself. The choice is yours!

The accommodation includes a sitting room that looks out to the quiet rear of the property and provided masses of natural light through the full-height windows and glass door. The sitting room is open-plan onto the kitchen, which also benefits from all that natural light. The fridge-freezer, electric oven and gas hob are built-in; and the kitchen also features a dishwasher, which is so frequently not found in flats. The washing machine is concealed in a cupboard. All appliances are included and the convenience they provide, particularly that dishwasher, cannot be overstated!

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No warranties are made regarding the working order of appliances or systems. These particulars are not contractually binding and statements or plans are not warranted. Dimensions are approximate. Interested parties are advised to note interest with Mattac as soon as possible and in the event of a closing date the seller shall not be bound to accept the highest or any offer. Offering Solicitors are advised to use the Scottish Standard Clauses (SSC). Any Offer which does not use the SSC may be responded to by deletion of the non-standard clauses and replacement with the SSC.

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The two excellent-sized double-bedrooms, one front-facing and the other rear-facing, are complemented by a bathroom featuring contemporary white tiling with both a full-sized bath and separate shower cubicle. Plenty of internal cupboards ensure storage is not an issue and all clutter can be placed out of harm's way for that all-important good feng shui. Gas central heating and full double-glazing ensure an efficiently cozy and pleasant environment inside.





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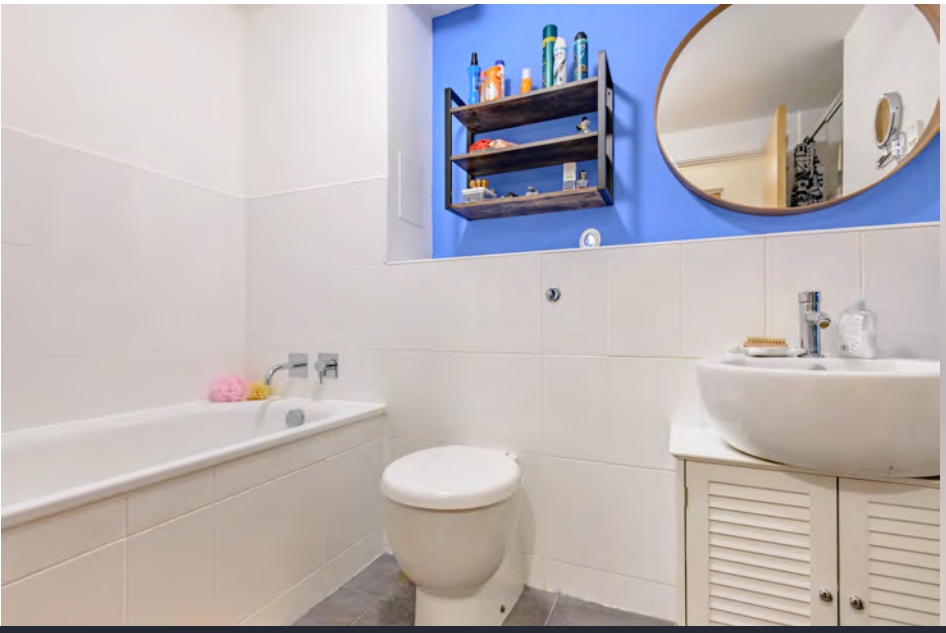
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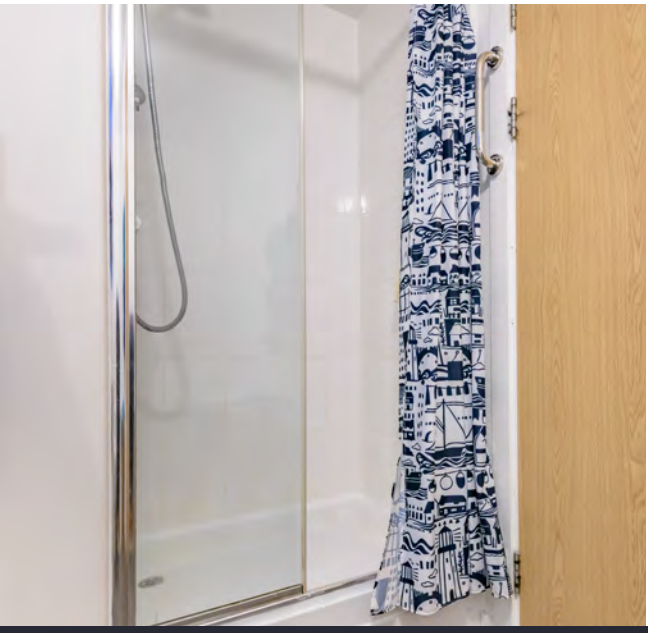
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The modern Strada development is conveniently situated to the north of Edinburgh's city centre with easy bus links to the city. Parking within the development is plentiful and the lack of through-traffic keeps everything peaceful.

A large Morrison's supermarket is within walking distance (or less than a two-minute drive if you have too much to carry)! Leisure facilities are available at Edinburgh Leisure's Ainslie Park Leisure Centre with its swimming pool, which is even closer than the supermarket; or for those seeking greater exclusivity, within the private leisure club located in the nearby Village Hotel, which also features a restaurant and café for when you want to head out, but don't want to venture as far as the city centre or Stockbridge. Significant and quite beautiful outdoor spaces at Inverleith Park and the Royal Botanic Gardens are also within an easy walking distance.





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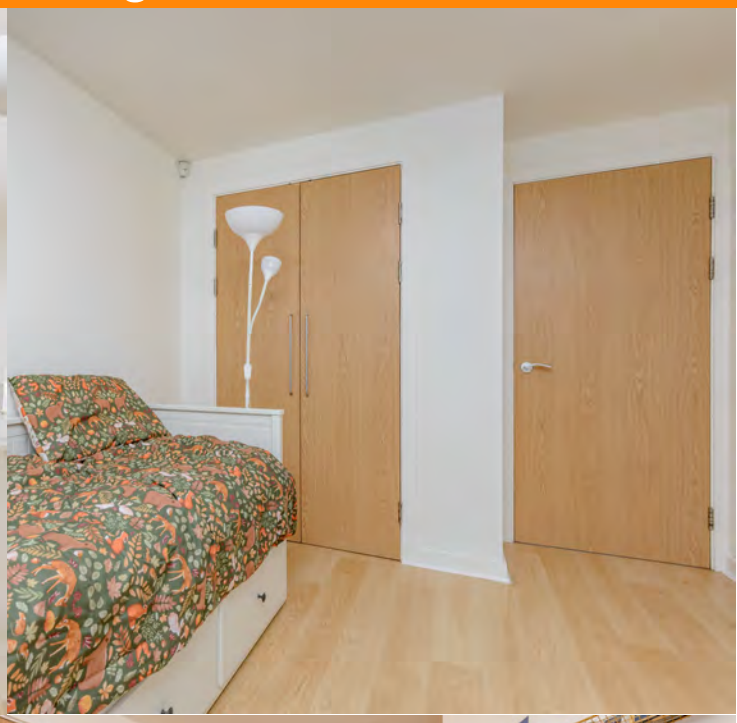
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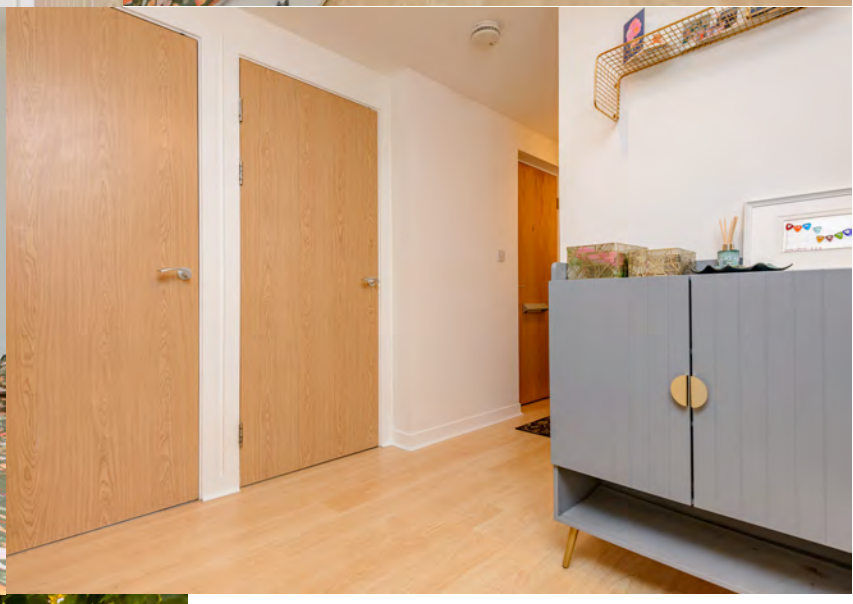
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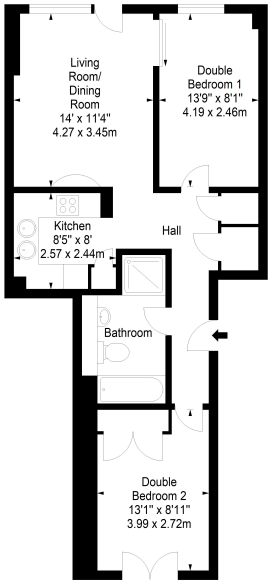












Viewing

By appointment with the selling agents.

Features and Notes

Gas central heating and double-glazing. The window coverings; light fittings; and kitchen appliances are included in the price, but buyers are required to accept them in their present working order and no warranty is provided. No warranty is provided that smoke detection systems comply with current regulations.

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