



# 3/8 NORTH WERBER ROAD

Fettes, Edinburgh, EH4 1TA



1

Public Room



2

Bedrooms



2

Bathrooms



## 3/8 NORTH WERBER ROAD

Forming part of a modern development in highly desirable Fettes, this spacious third-floor flat is well-presented with neutral interiors. The flat enjoys two double bedrooms with built-in wardrobes, an interconnected dining kitchen and living room, and two bathrooms. Outside, 3/8, North Werber Road offers well-kept shared gardens and private residents' parking. The home is sure to appeal to first-time buyers, professionals, couples, young families, and rental investors.

Located in highly sought-after Fettes, within convenient reach of amenities, excellent schools, and transport links. Set within walking distance from the development, there is a wide array of shops to choose from, scenic outdoor spaces, as well as primary and secondary schools just a short walk away and easy driving distance from the city centre.





B

EPC  
RATING

F

COUNCIL  
TAX BAND

## VIEWING

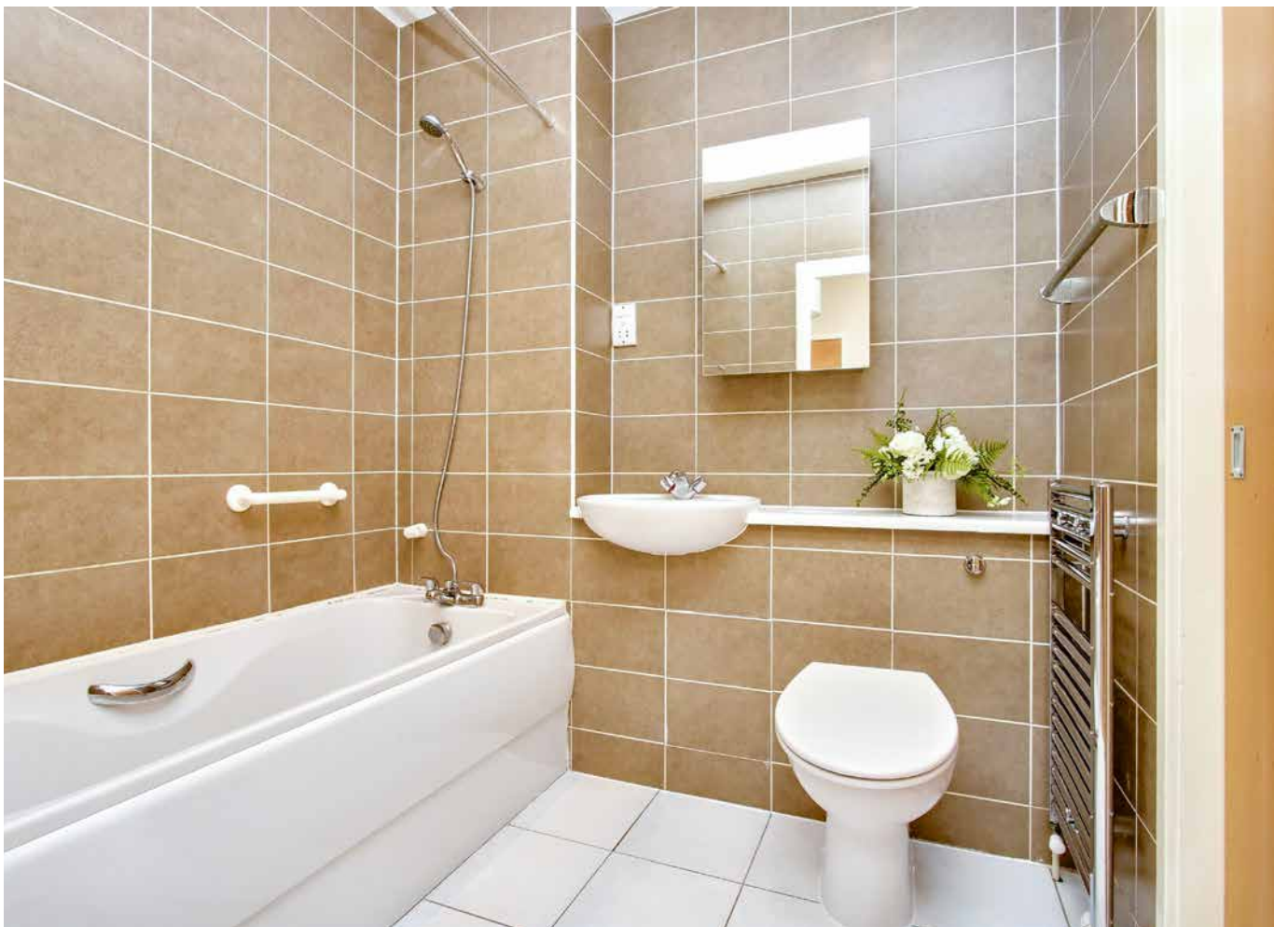
By appointment only  
with Gilson Gray on  
**0131 516 5366**

## Features

- Third-floor flat in a modern development
- Situated in sought-after Fettes
- Secure shared entry and lifts service
- Well-presented neutral interiors
- Entrance hall with storage
- Open-plan living/dining/kitchen
- Sunny main bedroom with wardrobes and an en-suite
- Versatile second bedroom with a wardrobe
- Modern family bathroom with overhead shower and towel warmer
- Communal garden grounds
- Private residents parking









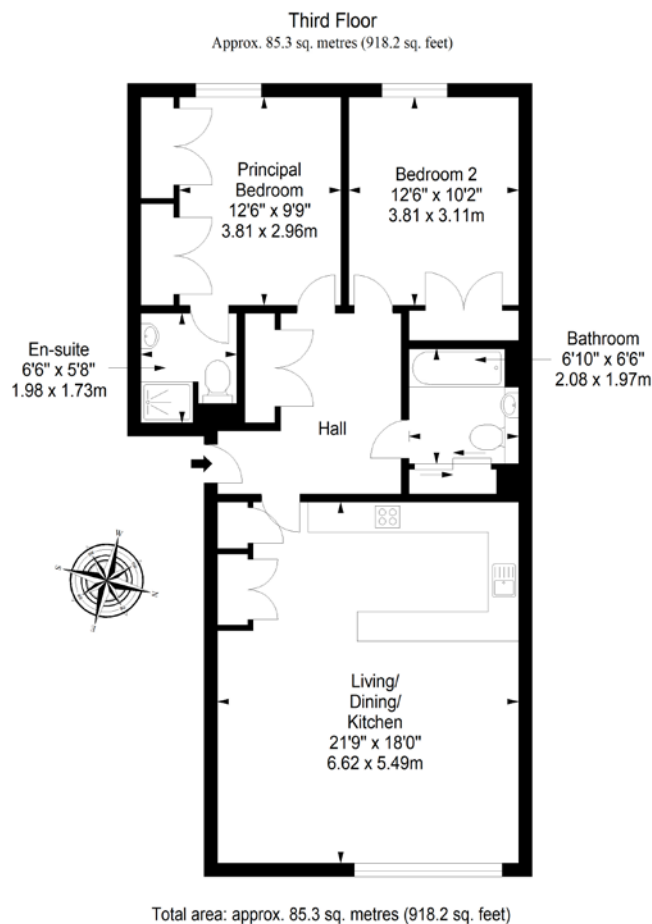
Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale. No warranties or guarantees shall be provided about any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.

Factor: The factor is managed by Element Factors at a one-time £400 deposit and an approximate monthly cost of £150.



# FETTES, EDINBURGH

Lying a short distance north of the city centre is the leafy and exclusive suburb of Fettes; superbly located for easy access to some of the capital's finest green spaces, shopping areas and renowned cultural venues. Neighbouring the charming suburb of Stockbridge, with its lovely village feel, Fettes is within walking distance of a great selection of independent shops, cafes, and award-winning pubs and restaurants. The area is equally well placed for convenient supermarket shopping, whilst nearby Craighleith Retail Park is home to a number of high-street outlets. For cultural attractions, The Scottish National Gallery of Modern Art, with its world-class exhibitions and collections at Modern One and Modern Two, is just a short stroll away from Fettes, while beautiful Inverleith Park, the Royal Botanic Garden Edinburgh, the Water of Leith Walkway are all easily accessible. Residents of Fettes also have a wealth of indoor sport and fitness facilities right on their doorstep. Though most famous for its prestigious private school, Fettes College, Fettes is also within the catchment area for excellent state schooling. The area is served by excellent transport links into the city, and further afield, and also offers convenient access to Edinburgh City Bypass and the M8/M9 motorway network.



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