



8/3 North Werber Place
Fettes, Edinburgh, EH4 1TF

CALL US ON 0131 447 4747

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For price and viewing information please visit
residential.gillespiemacandrew.co.uk or call 0131 447 4747

- Shared secure entry.
- Entrance vestibule.
- Reception hall.
- Corner living room with dual aspect.
- Breakfasting kitchen with appliances.
- Two double bedrooms with fitted wardrobes.
- Wet room.
- Gas central heating.
- Double glazing.
- Well-maintained communal grounds.
- Allocated parking space.
- Residents' parking.



GENERAL DESCRIPTION

A bright and sunny ground floor flat part of an established development in the highly desirable Fettes district of the City. The property is a short journey to the Edinburgh City Centre and close to an excellent range of local amenities. Although in need of some modernisation and redecoration, the property offers excellent potential and may be of interest to anybody downsizing and looking to stay within the area.

FACTORING NOTE

The development is factored by James Gibb Factors at an approximate charge of £60 per calendar month. This covers the maintenance of all the communal areas and also the blocks buildings insurance.

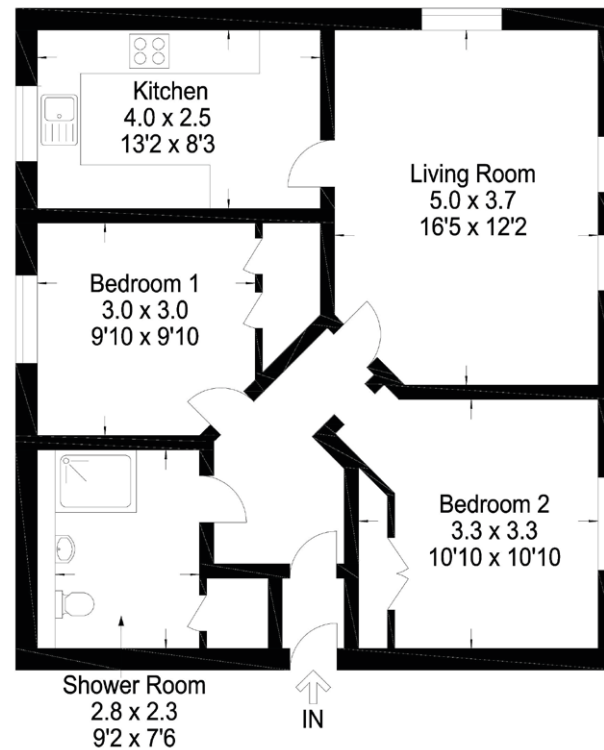
COUNCIL TAX BAND - E.
TRAIN STATION - APPROXIMATELY 2.5 MILES TO HAYMARKET TRAIN STATION.
AIRPORT - APPROXIMATELY 8 MILES TO EDINBURGH AIRPORT.
BUSES - WITHIN 300 METRES.

LOCATION

North Werber Place is located in the prestigious Fettes district of the City. The property itself is set within in Fettes village, a small and exclusive residential development which lies approximately 2 miles north of Edinburgh's City Centre. Excellent local shopping and amenities are available in Stockbridge and its wide variety of boutique shops, bars and restaurants, (including Tom Kitchen's Scran and Scallie). A Waitrose supermarket is available in Comely Bank and a large Sainsbury's supermarket is available at Craigleith Retail Park. Inverleith Park and the Royal Botanic Gardens offer pleasant walks and open spaces and Westwoods Health Club offers a range of fitness and sporting facilities. The Western General Hospital and Fettes Police College are also close by. There are excellent public transport links to the city centre and the Edinburgh city by-pass is approximately four miles away, affording access to Edinburgh International Airport and the wider motorway network of central Scotland.

EXTRAS:
ALL FITTED CARPETS AND FLOOR COVERINGS, CURTAINS AND POLES, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FREE-STANDING FRIDGE/FREEZER AND AUTOMATIC WASHING MACHINE ALL FOR WHICH THERE ARE NO GUARANTEES..





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DIGITAL CONTENT CREATION

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
VistaBee 2021



**ENERGY PERFORMANCE
CERTIFICATE RATING C**

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