



2/2 Rocheid Park
Fettes, Edinburgh, EH4 1RP

CALL US ON 0131 447 4747

2/2 Rocheid Park, Fettes, Edinburgh, EH4 1RP

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

- Shared secured entry.
- Spacious & welcoming reception hall with excellent storage.
- Generously proportioned south facing living room/ dining room with feature gas fire.
- Access to south facing conservatory at rear.
- Modern fitted kitchen with appliances.
- Master bedroom with built-in mirrored wardrobes & further storage.
- Contemporary fitted en-suite shower room.
- Two further double bedrooms with built-in mirrored wardrobes.
- Bathroom.
- Gas central heating.
- Double glazing.
- Alarm.
- Private patio at rear.
- Well-maintained communal grounds.
- Residents' parking.
- Unrestricted on-street parking.



GENERAL DESCRIPTION

A lovely ground floor flat, part of the established development in the highly regarded much sought after Fettes district of the city. The property is perfectly positioned for access into Edinburgh City Centre and an excellent range of local amenities in nearby Comely Bank and Stockbridge. The Royal Botanical Gardens and Inverleith Park are nearby and the property would make an ideal purchase for somebody whose downsizing, looking to stay in the area or perhaps for a family looking for access to the local schools.

FACTORING NOTE

The development is factored by Ross + Liddell at an approximate average charge of £196 per quarter. This covers the general maintenance of all the communal areas.

COUNCIL TAX BAND

TRAIN STATION

AIRPORT

BUSES

F.

APPROXIMATELY 2 MILES TO HAYMARKET TRAIN STATION.

APPROXIMATELY 7.8 MILES TO EDINBURGH AIRPORT.

WITHIN 300 METRES.

LOCATION

Leafy Fettes is a prestigious area two miles north of Edinburgh's City Centre, with access to exceptional leisure, retail, and dining opportunities. Discover natural beauty at the renowned Royal Botanic Gardens along with peaceful walks at Inverleith Park. The exclusive Westwood's Health Club is minutes away. When it comes to dining you are spoilt for choice with the range of quality restaurants and bars on offer in nearby Stockbridge. This cosmopolitan area of Edinburgh benefits from an array of independent boutiques as well as fantastic choices to meet daily shopping needs. Larger shopping requirements are met at Morrisons only a short drive from the property, as well as a large Waitrose at Comely Bank and Craigleith Retail Park which houses a Sainsbury's and Marks & Spencer. The property lies in the catchment area of well-regarded schooling including Flora Stevenson Primary School and Broughton High School. Some of Edinburgh's finest private schools nearby include Erskine Stewart Melville Schools, St George's School, Fettes College and The Edinburgh Academy. The area benefits from excellent transport links with regular bus services taking you into Edinburgh City Centre, and the M8, The Queensferry Crossing, and Edinburgh International Airport, all easily accessible.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, WASHING MACHINE, FREESTANDING FRIDGE/FREEZER AND TUMBLE DRYER. THE CONSERVATORY FURNITURE WILL ALSO BE INCLUDED IN THE FOR SALE PRICE. THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS.





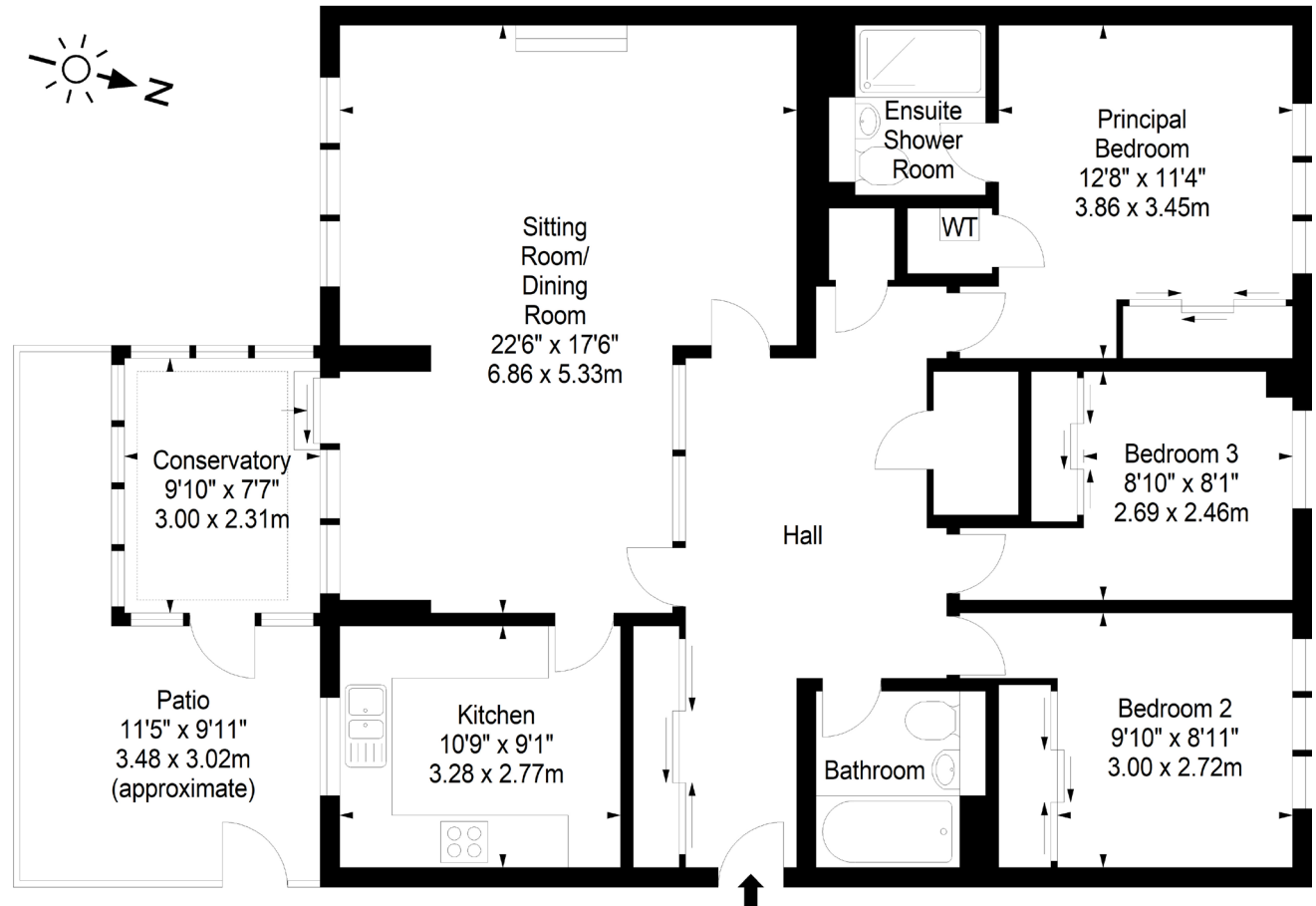
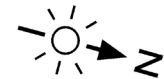
Rocheid Park, Edinburgh, Midlothian, EH4 1RP



Approx. Gross Internal Area
1258 Sq Ft - 116.87 Sq M
For identification only. Not to scale.
© SquareFoot 2025



**ENERGY PERFORMANCE
CERTIFICATE RATING C**



Ground Floor

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.