



5/3 North Werber Place, Edinburgh, EH4 1TE

Attractive one bedroom ground floor flat with private parking close to excellent amenities

URQUHARTS
EDINBURGH



DESCRIPTION

5/3 North Werber Place is an attractive one-bedroom ground floor flat with private residents parking situated in the popular Fettes area. The location is superb with excellent local amenities and is a convenient distance from the city centre & surrounding areas.

Entrance hall and two storage cupboards; spacious sitting room / dining room with twin windows to the front and kitchen off; fitted kitchen with wall & base units and integrated appliances; good-sized double bedroom with built in storage and fitted mirrored wardrobes; and a modern shower room.

ACCOMMODATION

Entrance hall. Sitting room / Dining Room. Kitchen. Double bedroom. Shower room.

Gas central heating. Double glazing. Well-maintained communal grounds. Unallocated residents parking. Bin store. The development is factored by James Gibb and there is an approx. £200 - £250.00 per quarter fee (including common buildings insurance).

NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.
 3. All measurements are approximate and any plans are for guidance only and are not guaranteed.
 4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.
 6. These particulars are not intended to nor will they form part of any contract.
 7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.

LOCATION

North Werber Place forms part of an established modern development situated in the popular residential area of Fettes. The area is well served by supermarkets with Morrisons on Ferry Road, Waitrose in Comely Bank and Sainsbury's at Craighleith, all of which are within a short walk or drive. Stockbridge is only a short distance away and offers a selection of bars, boutiques, cafes, and independent shops. The recreational spaces of The Royal Botanic Garden and Inverleith Park are close by as well as the Water of Leith pathways. There are leisure facilities at the local Westwood Health Club, Ainslie Park Leisure centre and Urban Village. Excellent schooling is available in both the public and private sectors including the well-regarded Fettes College, Edinburgh Academy & Stewarts Melville with the Western General Hospital and Fettes Police College for those working in that sector. Easy access to the nearby A902 Ferry Road provides links to the City Bypass and major motorway networks, west towards Edinburgh Airport, North to the Forth Road Bridge/Queensferry Crossing, East towards East Lothian, the countryside, beaches, and golf courses and the A1.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band **D**

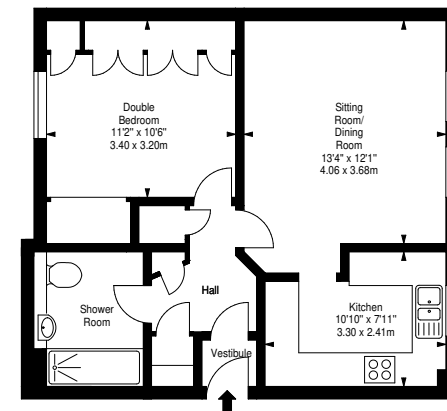
The property has an Energy Rating Category **C**



Flat 3,
5 North Werber Place, EH4 1TE



Approx. Gross Internal Area
523 Sq Ft - 48.59 Sq M
For identification only. Not to scale.
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Ground Floor