

10 (flat 4) Rocheid Park, Fettes, Edinburgh, EH4 1RU





## 10 (flat 4) Rocheid Park | Fettes | Edinburgh | EH4 1RU

### Description

Situated just off East Fettes Avenue, Rocheid Park is a tranquil, modern development surrounded by lush greenery. The property itself is situated within a quiet stair of just five apartments and benefits from a top floor position that offers wonderful light and comes with the added attraction of a south-facing terrace which makes for a wonderful space to sit and enjoy the sun

- Large central hallway boasting extensive storage facilities
- Generously proportioned living and dining space which forms the heart of the home. With large sliding doors and wide windows, the room is bathed in beautiful sunlight throughout the day and gives access to a private terrace with composite decking
- Sleek kitchen with quality built-in appliances and built-in breakfast area
- Two spacious doubles, both have built-in wardrobes, one having an en-suite shower room with underfloor heating
- Large family bathroom with modern three piece white suite
- Gas central heating and double glazing
- Secure entry system
- Residents parking facilities

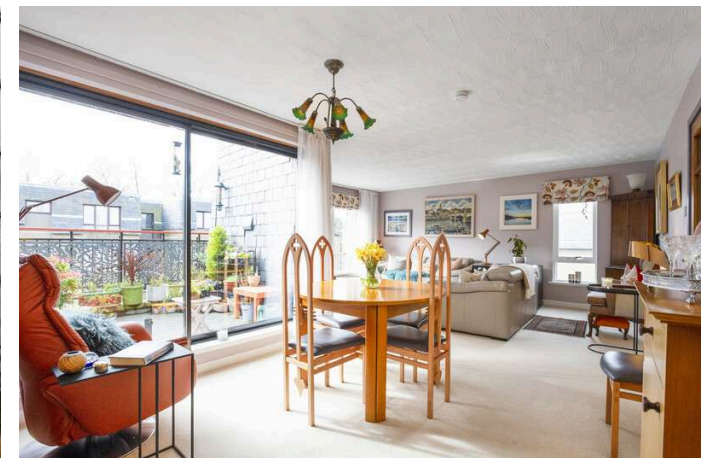
### Extras

The blinds, curtains, Bosch oven, Neff hob and cooker hood, Miele washing machine and dishwasher, fridge/freezer, and Banquette corner seating with upholstered cushions stays, are included.

### EPC Rating: C

### Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.



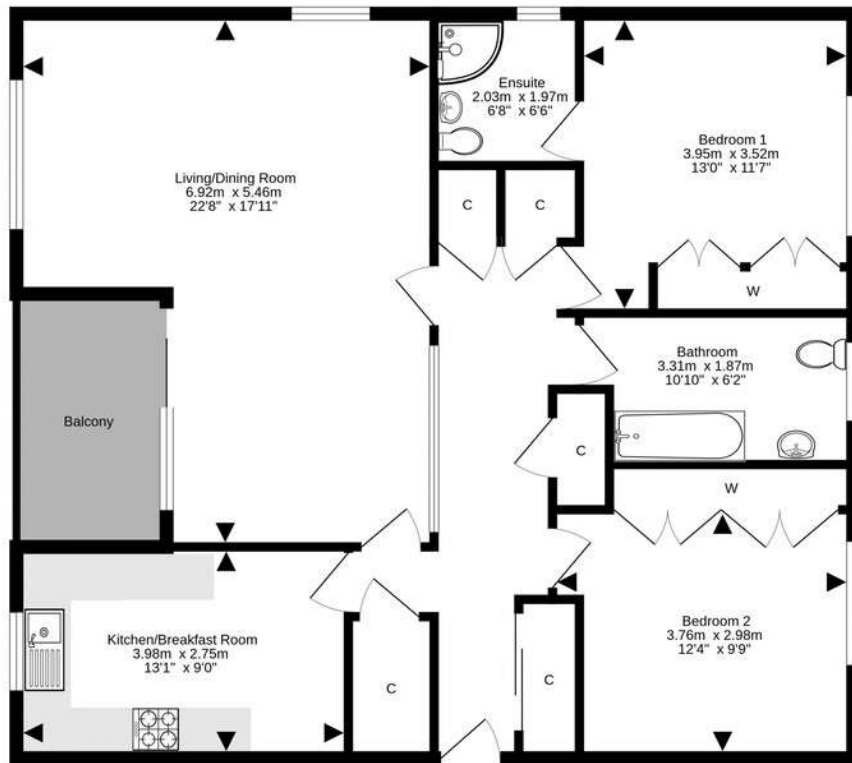


## Location

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 Garden 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 Craighleith Retail Park which houses a Sainsbury's and Marks and 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 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.







For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be covered as such by a prospective purchaser. Made with Metropix 02/2024



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

