

27 (flat 7) Citypark Way, Fettes, Edinburgh, EH5 2FA



Description

Impressive west-facing second floor apartment occupying a prime position within a select modern landscaped development well placed to take advantage of an excellent range of amenities and transport links. This appealing property provides comfortable and light filled living offering all modern comforts and represents an ideal home for an individual or professional couple.

- Hallway with useful utility store
- Living/dining room open plan to kitchen
- Generously proportioned double bedroom with fitted wardrobes
- Large bathroom featuring a white suite with shower
- Extensive storage facilities
- Gas central heating and double glazing
- Entry phone security system
- Well maintained mutual grounds
- Allocated parking space with secure underground car park

Additional Information

The development is factored by Trinity Factors for approx. £1,000 per annum according to the vendor. This includes maintenance of communal areas and block buildings insurance.

Extras

The fitted carpets, oven, hob, cooker hood, washing machine, dishwasher and fridge/freezer are included.

EPC Rating: B



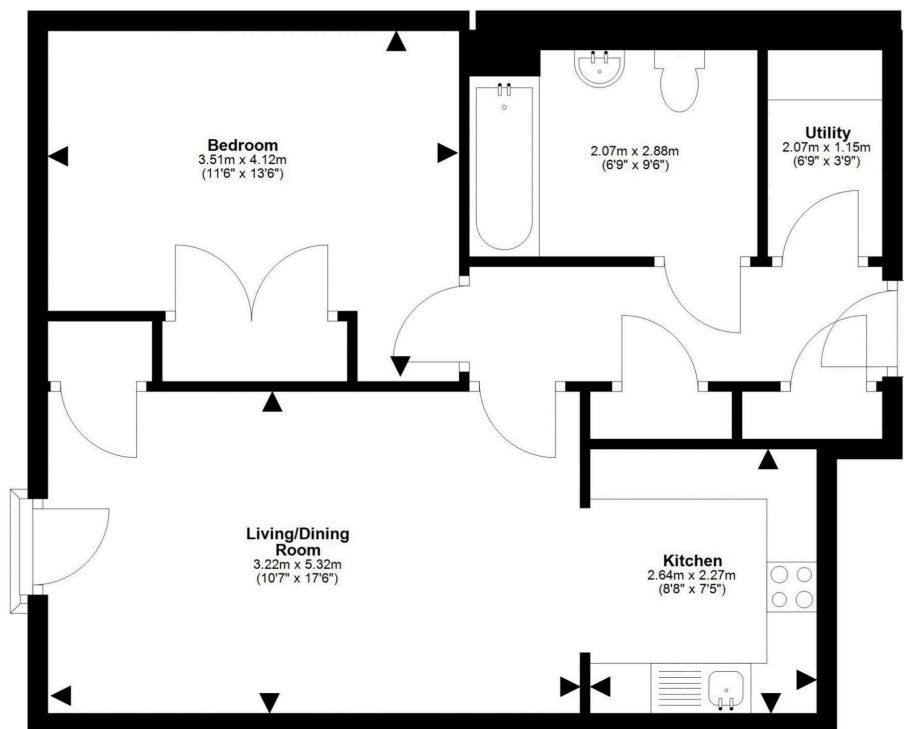
Location

Exclusive landscaped development situated in the popular residential area of Fettes. The area is well served by supermarkets with a Morrison's on Ferry Road, a Waitrose in Comely Bank and a Sainsbury's at Craigleith, all of which are within a short walk or drive. Stockbridge and neighbouring Comely Bank 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 and there are leisure facilities at the local Ainslie Park Leisure centre, Urban Village and Westwood Health Club. Pleasant walks can also be enjoyed along the nearby Water of Leith pathways. Excellent schooling is available in both the public and private sectors including the well-regarded Edinburgh Academy & Fettes College. Easy access to the nearby A902 Ferry Road provides links to the City Bypass and major motorway networks, west towards Edinburgh Airport and the Forth Road Bridge/Queensferry Crossing, and east towards East Lothian, the countryside, beaches and golf courses and the A1.

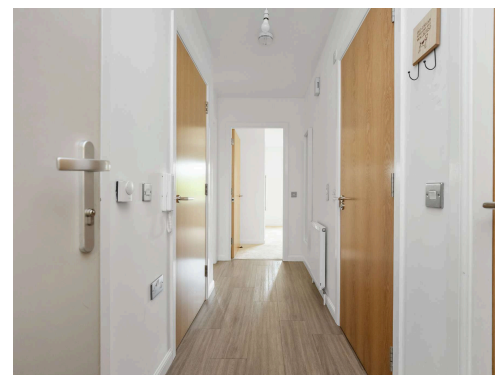
Price and Viewing

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





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



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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.

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