

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





### Description

Enjoying an exclusive city address within leafy surroundings, this delightful dual-facing ground-floor flat forms an enviable setting within an established development offering its residents access to well maintained communal gardens and convenient on-site parking. Presented to the market in beautiful order throughout enhanced by stylish decor, this well appointed property would make an ideal home for an individual or couple.

### Features

- Leafy city development in sought-after Fettes
- Ground-floor flat finished to a good standard
- Entrance vestibule and hall with storage
- Cosy twin windowed living/dining room
- Well equipped kitchen
- Spacious double bedroom with fitted wardrobes
- Contemporary shower room featuring walk-in shower
- Well-maintained communal gardens
- Gas central heating and double-glazing
- Residents' parking

### Factor

The development is factored by James Gibb for approx. £71 per month according to the vendor. This includes maintenance of communal areas and block buildings insurance.

### Extras

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

**EPC Rating:** C





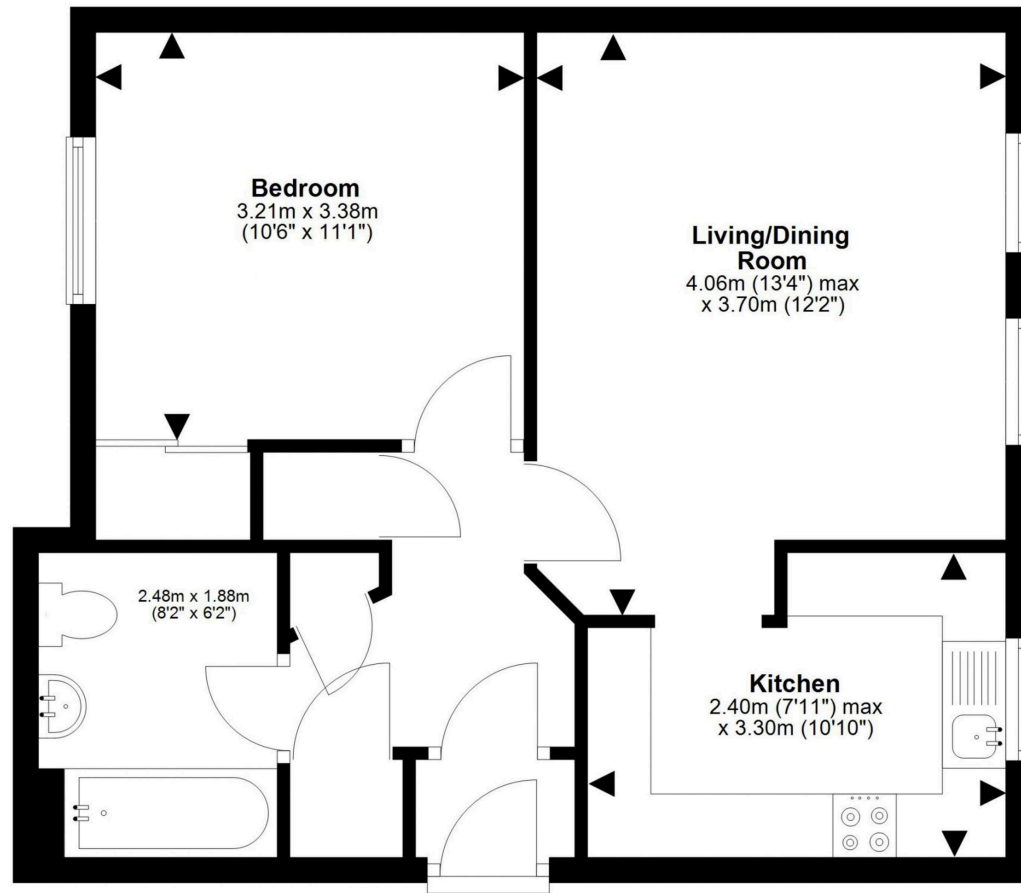
### Location

Lying a short distance north of the city centre is the leafy and exclusive suburb of Fettes; superbly located for easy access to some of the capital's finest green spaces, shopping areas and renowned cultural venues. Neighbouring the charming suburb of Stockbridge, with its lovely village feel, Fettes is within walking distance of a great selection of independent shops, cafes, and award-winning pubs and restaurants. The area is equally well placed for convenient supermarket shopping, whilst nearby Craighleith Retail Park is home to a number of high-street outlets. For cultural attractions, The Scottish National Gallery of Modern Art, with its world-class exhibitions and collections at Modern One and Modern Two, is just a short stroll away from Fettes, while beautiful Inverleith Park, the Royal Botanic Garden Edinburgh, the Water of Leith Walkway are all easily accessible. Residents of Fettes also have a wealth of indoor sport and fitness facilities right on their doorstep. Though most famous for its prestigious private school, Fettes College, Fettes is also within the catchment area for excellent state schooling. The area is served by excellent transport links into the city, and further afield, and also offers convenient access to Edinburgh City Bypass and the M8/M9 motorway network.

### 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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