

30/4 EAST FETTES AVENUE
INVERLEITH, EDINBURGH, EH4 1RE

CURRAN & CO
PROPERTY



30/4 EAST FETTES AVENUE
INVERLEITH, EDINBURGH, EH4 1RE

OFFERS OVER £315,000



'Situated in the prestigious Inverleith area, the property is within a short walking distance of Inverleith Park, The Royal Botanical Gardens and a wide array of amenities in nearby Stockbridge'

- Factored Residential Development
- Living / Dining Room
- Modern Breakfasting Kitchen
- Three Double Bedrooms
- Bathroom & En-suite Shower Room
- Gas Central Heating & Double Glazing
- Private Garage & Residents Parking Bays
- Manicured Communal Grounds



Description

30/4 East Fettes Avenue is a well-presented three bedroom first floor flat which forms part of a small, exclusive residential development and boasts a private garage and pleasant views. Situated in the prestigious Inverleith area, the property is within a short walking distance of Inverleith Park, The Royal Botanical Gardens and a wide array of amenities in nearby Stockbridge.

Entered through the well-maintained communal stair via a secure door entry system, the accommodation comprises: entrance hall with two storage cupboards; expansive living/dining room with dual aspect windows and views of the neighbouring playing fields; modern,

well-equipped breakfasting kitchen with breakfast bar, base and wall-mounted units with built-in lighting, integrated fridge/freezer, electric oven, ceramic hob and extractor hood; double bedroom 1 with fitted wardrobes and en-suite shower room with fitted storage and heated chrome towel rail; double bedroom 2 with expansive fitted wardrobes; double bedroom 3 with fitted wardrobes; and contemporary, fully-tiled bathroom with shower over the bath and fitted storage.

Further benefits of this property include gas central heating and double glazing throughout.

Externally there is private residents parking, a sizeable private garage and

manicured communal gardens.

Extras

Extras to be included in the sale are all carpets and floorcoverings, curtains and blinds, and integrated kitchen appliances.

EPC Rating

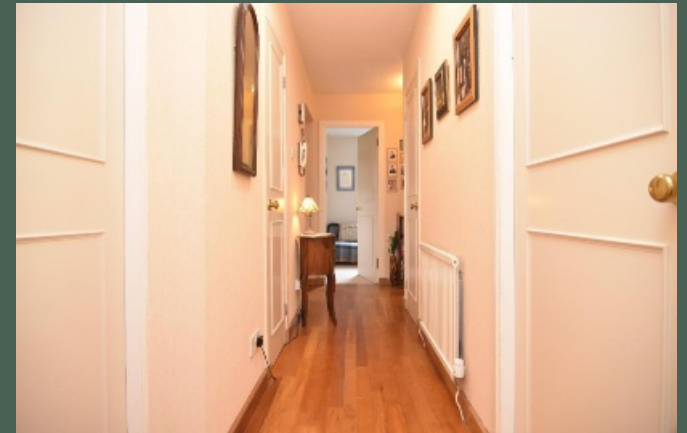
The energy efficiency rating for this property is band D.

Council Tax

This property is subject to council tax band F.

Viewing

Viewing is by appointment. Please contact our office to arrange.





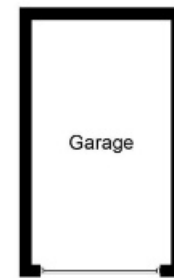
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Garage
Ground Floor
Approximate Floor Area
98 sq. ft.
(9.1 sq. m.)



First Floor
Approximate Floor Area
927 sq. ft.
(86.1 sq. m.)

Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.
All measurements are approximate and are generally taken from the widest point.