







North Werber Park is a popular and well-established development to the north of the city centre and within easy reach of Stockbridge and Comely Bank. The property is approached along a pleasant leafy drive and accessed via a secure entry phone system into a very well-maintained communal reception hall, there are both stairs and a lift serving all floors.

The property is in excellent decorative order, and is finished to high standards throughout, incorporating modern décor and quality finishes.

The accommodation comprises:

- Entrance hall with secure entry phone system and storage cupboard
- Open plan living, dining with balcony & kitchen fitted with a range of base and wall mounted units. Integrated fridge freezer, washing machine, dishwasher and oven, ceramic hob & extractor
- Two double bedrooms. Main with built in wardrobes
- Fully tiled refitted shower room with walk in cubicle, pedestal sink and toilet
- Lift & communal storage room

Externally:

The property has access to a useful lockable store off the communal hallway and to a bike shed. It sits within well-maintained, landscaped, communal grounds, which includes a lovely area of lawn. Residents parking permits available. The development is managed by Element Factors at a monthly fee of approximately £170 per month which included buildings insurance as well as upkeep and maintenance of the common areas







2







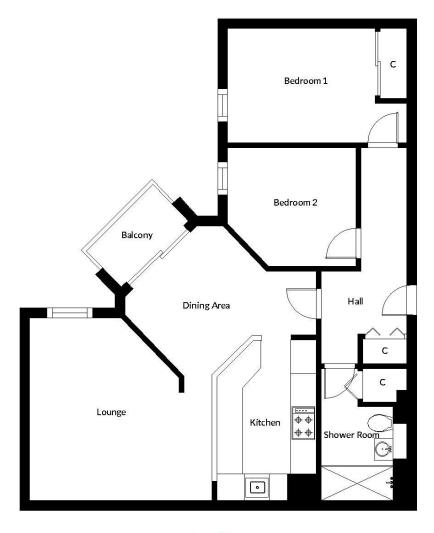












vistaBee

This plan is for leyout guidance only and is not drown to scale, whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any detailor retiral upon them. All room dimensions token through cupboard/wardrobes to wall surface where possible or to surface indicated by arrow heads. (ID 110927)

where possible or to surface indicated by arrow heads. (ID 110927)

Fettes is ideally situated for local convenience shopping in nearby Comely Bank and Stockbridge, where there is a Waitrose, and many interesting specialist shops. Craigleith Retail Park is a little further afield with Sainsburys and other high street outlets. Reputable schools catering for all age groups are within the vicinity with the Western General Hospital nearby and Westwoods Health Club in the grounds of Fettes College. Other leisure and recreational facilities are varied, including Glenogle baths and beautiful walks can be found at Inverleith Park, the Royal Botanical Gardens, and the Water of Leith walkway. There is a regular public transport service operating to many parts of the city with excellent road links to the city by-pass and major motorway networks. Edinburgh International Airport is a short journey away, and access to major motorway networks are available via the city bypass.

EPC Band- C

Council Tax Band- G

Factor- Element Factors



Connell & Connell WS 10 Dublin Street Edinburgh, EH1 3PR Tel: 0131 556 2993 Fax: 0131 557 5542 property@connellws.co.uk

* Please contact us for a free consultation or valuation

