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Offers Over

£275,000

21/3 Citypark Way

Fettes | Edinburgh | EH5 2DF

This impressive, beautifully presented first floor flat forms part of an attractive landscaped modern development in the highly regarded Fettes district of the city, close to excellent amenities and transport links.

-  3 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Residents Parking
-  Communal Gardens
-  EPC Rating – B
-  Council Tax Band - E



Description

This stylish and well-presented first-floor property offers spacious, thoughtfully designed accommodation that perfectly suits modern living. Upon entering, you are welcomed into a bright and airy hallway that leads to a generous reception and dining area—an ideal space for both entertaining guests and enjoying quiet evenings at home. The reception room flows seamlessly into a contemporary kitchen, which is equipped with sleek cabinetry and appliances, offering both practicality and style. The property features three well-proportioned bedrooms. The principal bedroom benefits from a beautifully appointed en suite shower room, adding a touch of luxury and privacy. The second and third bedrooms are equally inviting, making them perfect for family, guests, or use as a home office. A modern family bathroom, finished to a high standard, serves the additional bedrooms. Further enhancing the functionality of the home is a discreet utility cupboard, providing a tidy and convenient space for laundry appliances. Throughout, the property has been finished with a keen eye for detail, combining comfort, elegance, and practicality in a well-maintained setting. This is a truly appealing home that would suit a wide range of buyers looking for quality and convenience in a desirable location.



The development is professionally managed by the property factor, C-Urb, who oversee the upkeep of the communal areas, landscaping, and general maintenance. This ensures that the development remains in excellent condition throughout the year. The current factoring cost is approximately £60 per calendar month, representing good value for the standard of care and presentation provided.

Extras

The property shall be sold with all fixtures, fittings, appliances and fitted floor coverings.

Gardens & Parking

The development is set within immaculately maintained, landscaped grounds that create a peaceful and attractive setting for residents. The lush greenery and carefully tended communal areas provide a welcoming environment and enhance the overall appeal of the property. Residents also benefit from the convenience of unallocated parking spaces, ensuring ample availability for homeowners and visitors alike.

Viewing

Please contact Neilsons on 0131 625 2222.





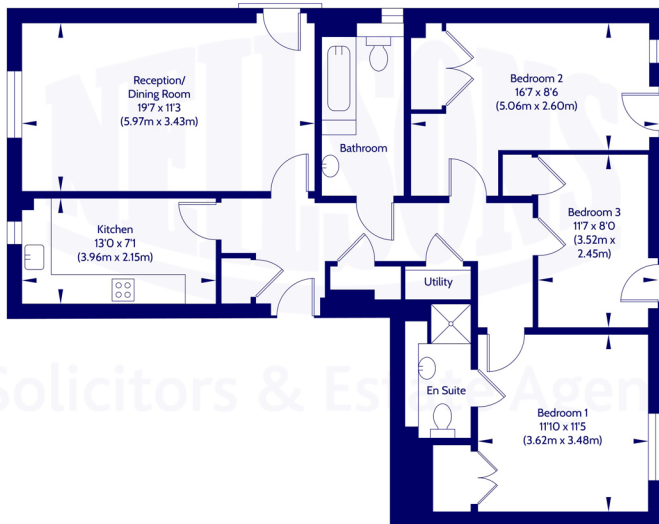
Location

Fettes is a desirable location, within easy reach of Fettes is a desirable location, within easy reach of excellent local shopping and public transport links, along with some of Edinburgh's finest open spaces. The area is well-served by supermarkets, with a Waitrose at Comely Bank, a Morrisons on Ferry Road, and Sainsbury's at Craigleith. Nearby Stockbridge is home to a wide variety of delicatessens, cafés, restaurants, butchers, and greengrocers, whilst both Craigleith Retail Park and Ocean Terminal provide a range of high-street stores. Recreational options include cycle paths and walkways along the Water of Leith, Royal Botanic Gardens, Inverleith Park, as well as the Ainslie Park Leisure Centre. There is a choice of wellregarded public and private schools close by, including Edinburgh Academy and the iconic Fettes College



Approx. Gross Internal Floor Area 94.05 Sq M / 1012 Sq Ft.

First Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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