










Solicitors & Estate Agents



6/9 North Werber Place

Fettes | Edinburgh | EH4 1TE

This beautifully modernised top-floor flat offers bright, well-proportioned accommodation within a quiet and leafy development in the highly desirable Fettes area, just a short distance from the Western General Hospital and excellent local amenities.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Residents Parking
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band - D



Description

Forming part of a well-maintained modern development, the property is presented in true move-in condition, a welcoming entrance vestibule leading into a welcoming hallway with three generous built-in storage cupboards and hatch access to a partially floored loft, providing additional storage space. A bright and spacious twin-windowed living/dining room enjoys an open aspect to the front and leads through to a newly fitted breakfasting kitchen. The kitchen features a stylish range of wall and base units with ceramic tiled splashback, integrated oven, hob, cooker hood, and slimline dishwasher. A washer/dryer and fridge freezer are also included in the sale. To the rear lies a peaceful double bedroom with built-in wardrobes, while a contemporary bathroom with white suite, over-bath shower, new flooring, towel rail, and cabinet completes the accommodation.

The building and communal areas are managed by James Gibb Factors at an estimated yearly £955.39



Extras

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

Gardens & Parking

The property enjoys the added advantage of beautifully maintained and landscaped communal gardens, offering a pleasant outdoor space for relaxation and recreation. Residents benefit from a secure entry system, providing peace of mind and a sense of safety, as well as ample parking facilities exclusively for residents

Viewing

Please contact Neilsons on 0131 625 2222.





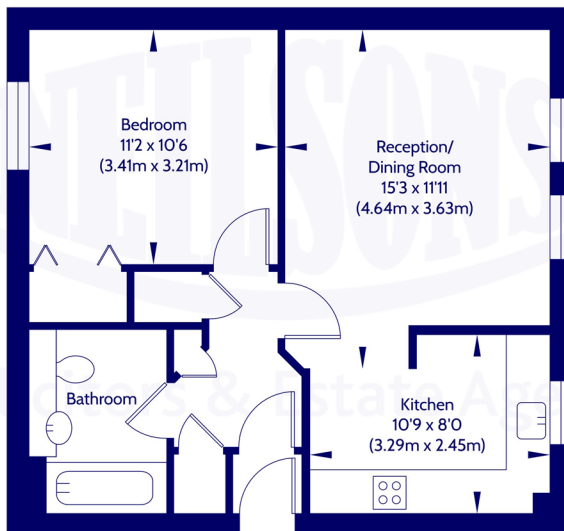
Location

Fettes is a highly desirable residential area of Edinburgh, offering a peaceful setting with excellent access to the city's vibrant amenities. Bordering the popular districts of Stockbridge, Comely Bank, and Inverleith, residents can enjoy the nearby Inverleith Park and the Royal Botanic Garden, perfect for walking, running, and outdoor leisure. The area is also within easy reach of a variety of independent cafés, trendy bars, boutique shops, and well-known retailers. Practical everyday needs are well catered for, with large supermarkets Waitrose and Morrisons close by, and Craighleith Retail Park just a short drive away. There are also a range of gyms and fitness centres, including the Westwood Health Club and Village Gym only a short walk away, as well as many local sports clubs in the nearby area. For young professionals, the area offers excellent transport links, with regular bus services providing swift connections to the City Centre, Edinburgh's business districts, and the West End.



Approx. Gross Internal Floor Area 47.21 Sq M / 508 Sq Ft.

Top 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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