



A bright and beautifully presented, one-bedroom, ground floor flat within popular and much sought after location. Apartment comprises; spacious sitting/dining room, fitted kitchen, bathroom with shower and double bedroom with ample storage space.

The property further benefits from a resident's car park and sunny communal gardens, as well as an extremely convenient location.

Beautifully Presented, Ground Floor Flat within Well Maintained Development

Well Maintained Communal Hallways with Secure Door Entry System

A Welcoming Reception Hall

Spacious, Dual Aspect Sitting/Dining Room

Fitted Kitchen with Open Outlook

Good-Sized Bedroom with Fitted Wardrobes

Bathroom with Electric Shower over Bath. Airing cupboard.

Electric Heating System

Double Glazing Throughout

Lovely Communal Gardens with Mature Trees

Private Resident's Car Park

All floor coverings, curtains, blinds, oven, hob, washing machine to be included in sale.

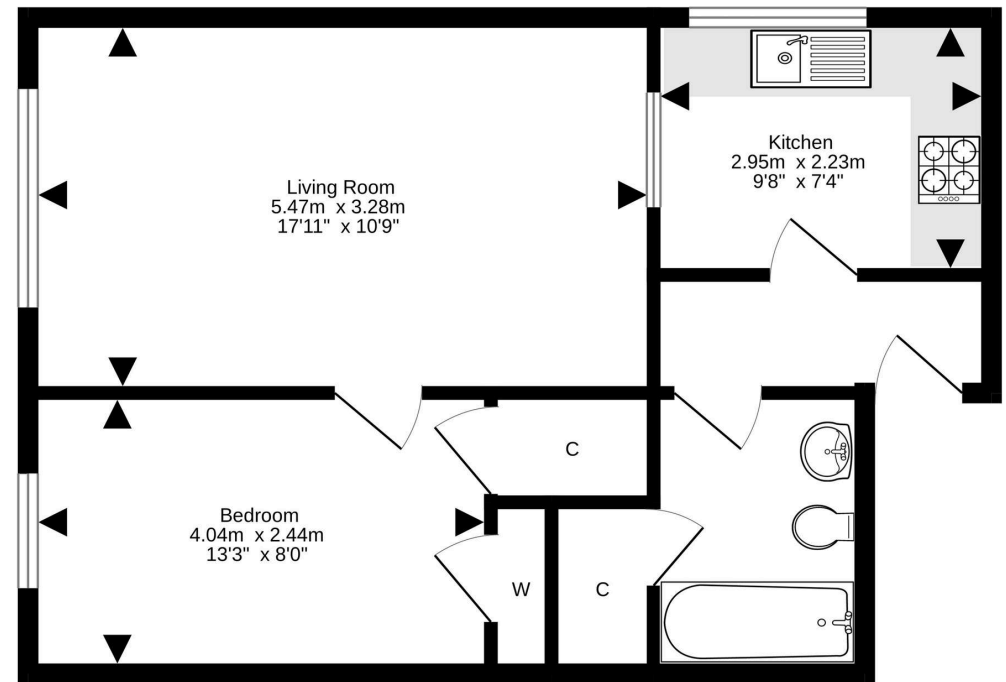
Fettes Court is a private residential development, surrounded by gardens and set behind ornate stone gateposts on Craigeith Road. Just to the east are the chic boutiques, bars, cafes and restaurants of Stockbridge and the property is also well served by a more comprehensive array of supermarkets and stores at Craigeith Retail Park as well as a Waitrose a few minutes down the road. Flora Stevenson Primary School and Western General Hospital are all within easy reach. The beautiful open spaces of The Botanics and Inverleith Park are within easy reach for those seeking an escape from city life, as well as quick access on to the Water of Leith Walkway. Well served for transport links, Orchard Brae is covered by a good selection of bus routes and for the motorist, Queensferry Road leads directly to the City Bypass and M8/9.

Offers Over £190,000

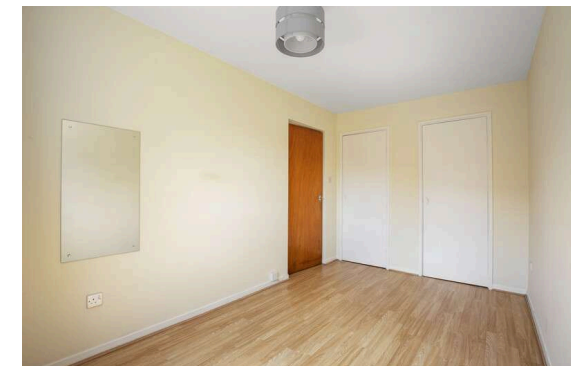
Council Tax - C

EPC - E

Viewing by appointment. Please call 07884 247419 to arrange.



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024



Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193

Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

E: property@mcdougallmcqueen.co.uk

www.mcdougallmcqueen.co.uk

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

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