



Fettes

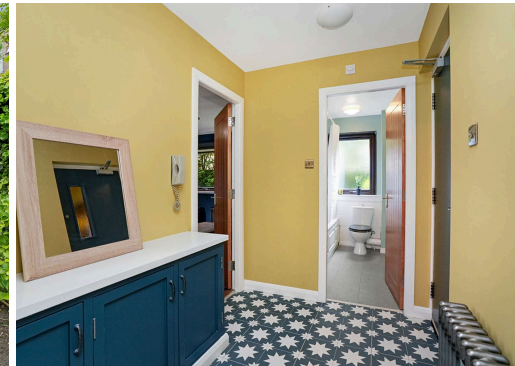
19/1 West Winnelstrae
EH5 2ET



Buzzer flat 1 - Ground Floor Flat

OFFERS OVER £159,000

- Entrance hall
- Living room
- Kitchen
- Double bedroom
- Bathroom
- Gas central heating
- Double glazing
- Secure Entryphone system
- Residents parking (allocated)
- Communal grounds



Viewing - by appointment call Solicitors
0131 554 6321



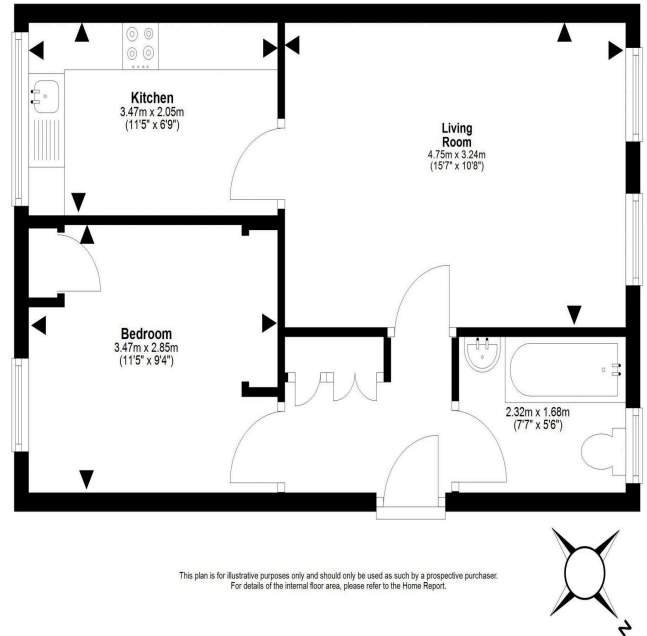




Viewing is highly recommended of this 1 bedroomed ground floor flat within a tranquil development in the popular residential area of Fettes. Good local shopping is available at nearby Stockbridge offering a selection of independent shops and cafes. Craigleith Retail Park is also within easy reach offering a selection of high street stores. Schooling is also available at nursery, primary and secondary levels. Regular bus services operate to and from the City Centre and for those who commute throughout the region there are excellent access routes to Edinburgh City Bypass, the M8/M9 motorway system, Forth Road Bridge and Edinburgh International Airport.

Accessed via a well-maintained shared stairwell, the property opens into a welcoming entrance hallway with tiled floor, entry phone handset and much of the flat off. A well-proportioned living room is found to the front of the property and features twin windows, wooden floor, and has the kitchen off. The rear facing kitchen has base and wall units, an integrated oven and gas hob and integrated undercounter fridge freezer. The double bedroom is found to rear and benefits from a built-in wardrobe. Completing the accommodation is a modern, front facing bathroom with partially tiled walls, bath with overhead electric shower, WC, wash hand basin within a vanity unit, and a heated towel rail.

Additional benefits include gas central heating, double glazing, access to communal grounds, and a residents parking space (allocated) within the development.



Note - A Resident's Association is in place for gardening and upkeep of common areas approximately £85 per year.

EXTRAS

To include the aforementioned white goods, carpets, curtains, and light fittings, and shelving in hallway cupboard (no warranties to be given).

OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



espc