



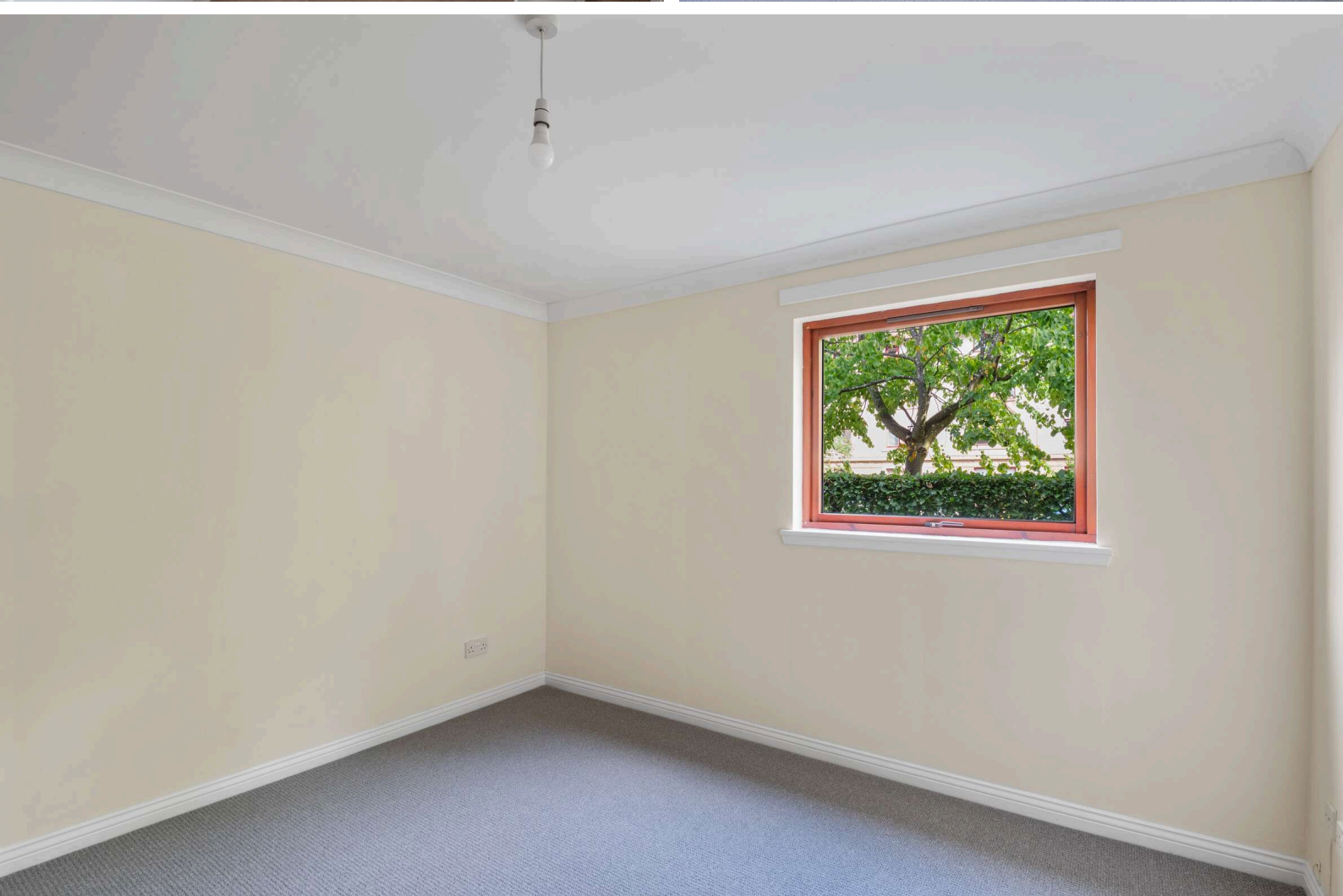
11/2 North Werber Place  
Edinburgh, EH4 1TF



- Entrance Vestibule and Hallway
- Living Room
- Fitted Kitchen
- Double Bedroom
- Bathroom
- Gas Central Heating and Double Glazing Throughout
- Private Resident's Parking
- Factored by James Gibb - Approx. £225 per quarter
- EPC: C
- Council Tax Band: D





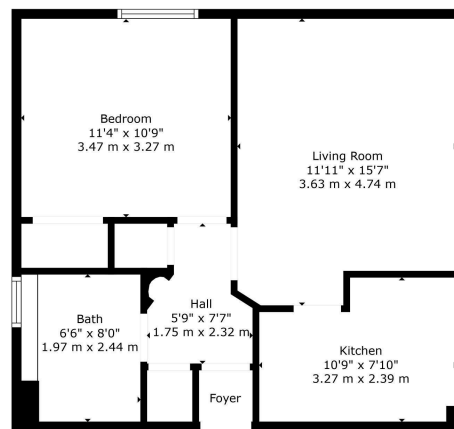


An attractive one-bedroom ground floor flat with private residents parking situated in the popular Fettes area. The property benefits from quiet and spacious accommodation with new flooring throughout, and the superb location offers excellent local amenities and is a convenient distance from the city centre & surrounding areas. This would make an ideal purchase for a first-time buyer, young couple and investors alike.

Accessed through a secure entry system, the property comprises; welcoming entrance vestibule and hallway with two generous storage cupboards, generously proportioned living room, naturally lit by dual windows, fitted kitchen with bar area for dining, and base and wall mounted units offering ample storage and worktop space along with appliances including electric oven, gas cooker, fridge freezer, new washing machine and electric floor heater. The double bedroom is spacious and benefits from a sizable built-in wardrobe with shelf and rail, and the bathroom boasts a contemporary three-piece suite including a shower over bath with a wet-wall. Gas central heating and double glazing throughout ensures a comfortable living environment all year round.

Externally, the property benefits from private resident's parking amongst the well-presented communal grounds.

North Werber Place forms part of an established modern development situated in the popular residential area of Fettes. The area is well served by supermarkets with Morrisons on Ferry Road, Waitrose in Comely Bank and Sainsbury's at Craigleith, all of which are within a short walk or drive. Stockbridge is only a short distance away and offers a selection of bars, boutiques, cafes, and independent shops. The recreational spaces of The Royal Botanic Garden and Inverleith Park are close by as well as the Water of Leith pathways. There are leisure facilities at the local Westwood Health Club, Ainslie Park Leisure centre and Urban Village. Excellent schooling is available in both the public and private sectors including the well regarded Fettes College, Edinburgh Academy & Stewarts Melville with the Western General Hospital and Fettes Police College for those working in that sector. Easy access to the nearby A902 Ferry Road provides links to the City Bypass and major motorway networks, West towards Edinburgh Airport, North to the Forth Road Bridge/Queensferry Crossing, East towards East Lothian, the countryside, beaches, and golf courses and the A1.



TOTAL: 516 sq. ft. 48 m<sup>2</sup>  
FLOOR 1: 516 sq. ft. 48 m<sup>2</sup>  
WALLS: 48 sq. ft. 4 m<sup>2</sup>  
Measurements Deemed Highly Reliable But Not Guaranteed.



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit [www.satsolicitors.co.uk](http://www.satsolicitors.co.uk)



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