



9 East Werberside  
Edinburgh, EH4 1SU

Entrance Vestibule  
Lounge/Dining Room  
Fitted Kitchen  
Hallway Vestibule  
2 Double Bedrooms  
2 Bathrooms  
Gas Central Heating & Double Glazing Throughout  
Factored by James Gibb - Approx. £50 per month  
EPC: C  
Council Tax Band: F

An immaculate two bedroom main door upper villa forming part of a much sought after factored residential development located in the Fettes area of Edinburgh, set within beautiful communal gardens with residents and visitors parking. This charming property offers peaceful and well-designed spacious accommodation which benefits from exceptional views of Fettes College and the Pentland Hills. There is a fabulous choice of local amenities nearby, with swift transport links to and from the city centre, making this is an ideal opportunity for the first time buyer, young families or buy to let investor.

The property comprises; welcoming entrance vestibule with deep under-stair storage, generously proportioned lounge/dining room which acts as the sociable hub of the home, being naturally bright and benefiting from a new balcony for the owner to enjoy the morning and evening sun, contemporary fitted kitchen with base and wall-mounted units with appliances including fridge freezer, electric oven, gas cooker, washing machine and dishwasher. This room also boasts excellent views of the iconic Fettes College, unlike many other flats in the development. Adjacent is a hallway vestibule which hosts two generous storage cupboards, and provides loft access, and entrance to the bedrooms; the master bedroom is bright and spacious and benefits from sizable built-in wardrobes and an en-suite shower room, while the second bedroom offers great views of the Dean Gallery rooftops and the Pentland Hills in the winter months, and would make for a great home office or guest room. Finishing the accommodation, is the newly fitted family bathroom consisting of modern dual showers over bath, a WC, and stylish His & Her's wash basins. Gas central heating and double glazing throughout ensures a comfortable living environment all year round.

Externally, the property benefits from well-maintained common grounds, private residential parking, and a communal bin store.

Fettes is one of Edinburgh's most sought after residential locations and lies north-west of the city centre. The area is well served by a good selection of local amenities which include a variety of shops at nearby Comely Bank and Stockbridge where there is a Waitrose Supermarket and a lovely selection of eclectic private retailers, coffee shops and restaurants. In addition to these excellent amenities the nearby Craigleith Retail Park offers a wider selection of high street retailers including Marks and Spencer's, Boots and a Sainsburys. There are good schools within the vicinity including the highly regarded local authority schools at Flora Stevenson Primary School Broughton High School and Private Schools at Edinburgh Academy, Stewart's Melville College and Fettes College. The lovely open green spaces of Inverleith Park and the beautiful Royal Botanic gardens are within easy walking distance. Princes Street, The West End and city centre are within easy reach and regular public transport services operate along Telford Road and to surrounding areas.



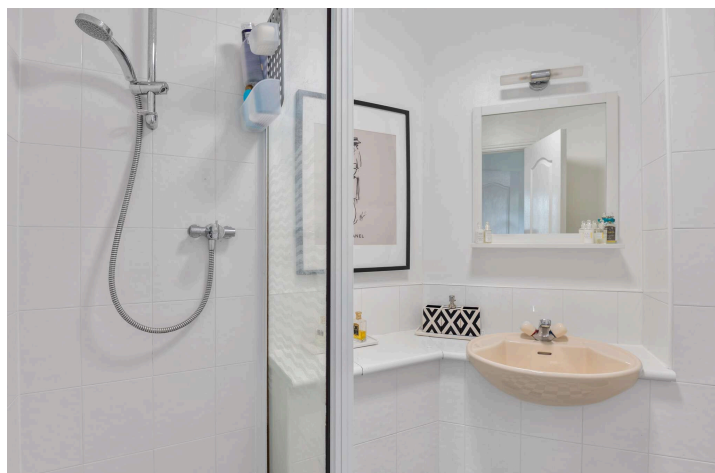
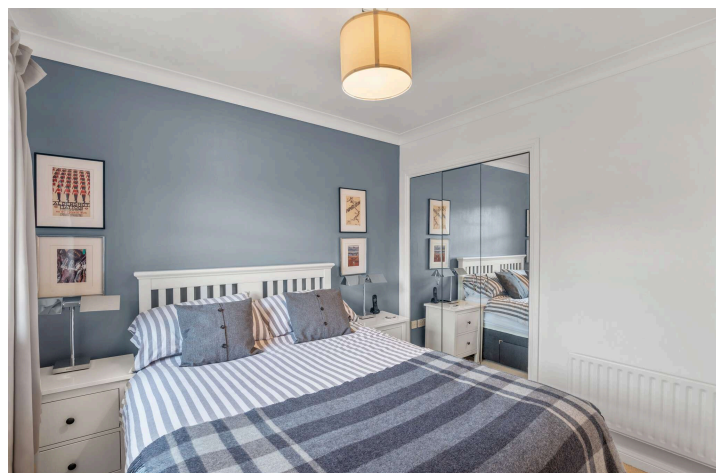






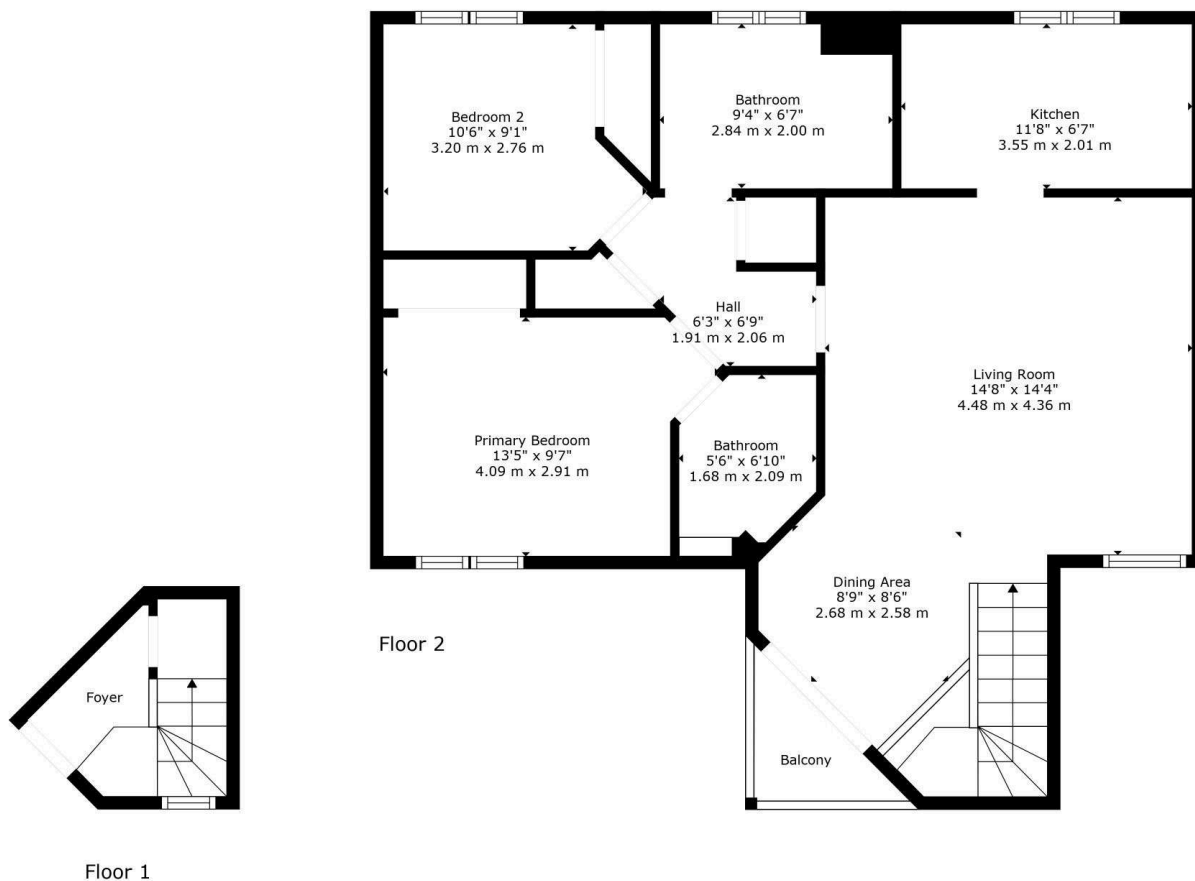












Whilst these particulars are believed to be correct their accuracy is not guaranteed

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