



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**5/1 North Werber Place**

Fettes, Edinburgh, EH4 1TE

Enjoying an exclusive city address within leafy surroundings, this modern two-bedroom ground-floor flat forms part of an established development offering its residents access to maintained communal gardens and convenient on-site parking. Presented in neutral tones, thoughtfully enhanced by accent décor, the inviting interiors include two double bedrooms with storage, a bathroom, and a dual-aspect reception room connected to a south-facing breakfast kitchen.

Extras: All fitted floor and window coverings, light fittings are included and integrated appliance.

Gardens, Parking & Factor: The immaculately kept communal gardens are landscaped with an area of lawn offering a peaceful and tranquil space for relaxing. Ample resident's parking spaces are available within the development. The development is managed by Factor James Gibb for an approximate fee of £55/pcm which covers the cleaning, lighting and maintenance for all communal areas, as well as the block buildings insurance.

## Property Summary

- Leafy city development in sought-after Fettes
- Ground-floor flat with tasteful modern décor
- Communal vestibule with secure entry
- Entrance vestibule and hall with storage
- Bright and airy living/dining room, with access to:
- South-facing breakfast kitchen
- Two double bedrooms with storage
- Bathroom with shower-over-bath
- Well-maintained communal gardens
- Residents' parking
- Gas central heating and double-glazing
- EPC Rating - C | Council Tax Band - E
- Home Report Value - £245,000







Ground-floor flat with  
tasteful modern décor and  
a bright and airy living/  
dining room with  
kitchen access







Two double bedrooms with  
storage and a bathroom  
with shower-over-bath





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**dream property!**



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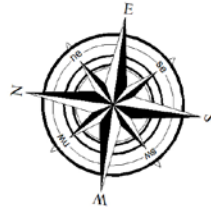


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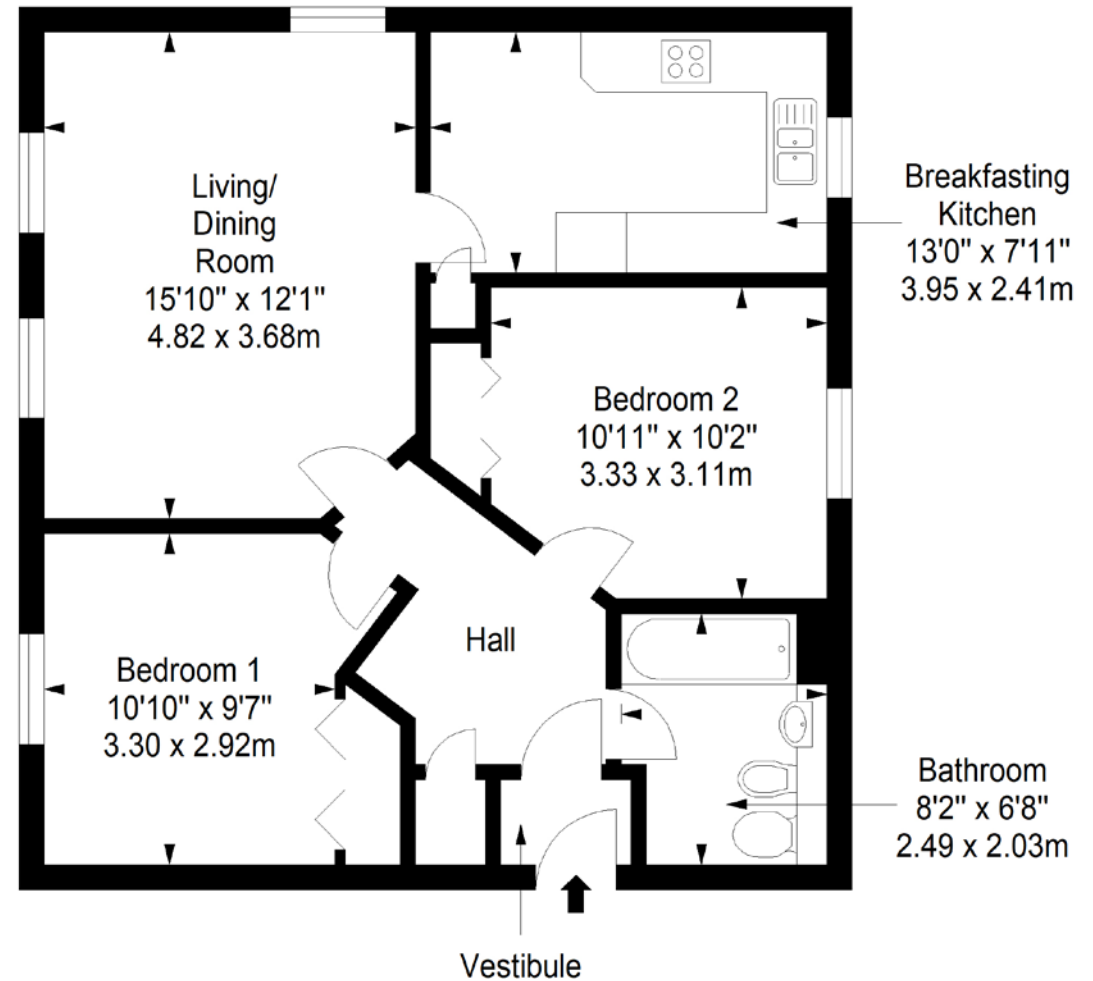
**DISCLAIMER**

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



**Ground Floor**

Approx. 64.7 sq. metres (696.4 sq. feet)



Total area: approx. 64.7 sq. metres (696.4 sq. feet)