



3/12 North Werber Park  
FETTES | EDINBURGH | EH4 1SY

  
**warners**  
solicitors & estate agents



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Light and spacious two bedroom first floor flat occupying an enviable position within the building, with an outlook across the neatly tended development. North Werber Park is a select modern development approached by a tree lined road in the ever popular Fettes area, quietly tucked away yet within easy reach of excellent amenities.

The property could now benefit from cosmetic upgrading but will make an ideal purchase for an investor or someone looking to add their own stamp to a great property in a sought after development. It is quietly positioned and not overlooked, with all windows benefiting from a pleasant outlook within the shared grounds. The property comprises entrance hallway with ample storage, spacious lounge with balcony and dining area, two double bedrooms with one benefitting from built in storage and en-suite shower room and the principal bathroom with white three piece suite completes the accommodation. The property also benefits from electric heating, secure entry system, residents parking and well-tended communal garden areas.

- Hallway with two storage cupboards
- Living/dining room with balcony overlooking communal gardens
- Two double sized bedrooms, one with built in wardrobes and en-suite shower room
- Bathroom with white three piece suite, shower over bath
- Double glazing and electric heating
- Secure entry system
- Residents parking
- Fully factored development

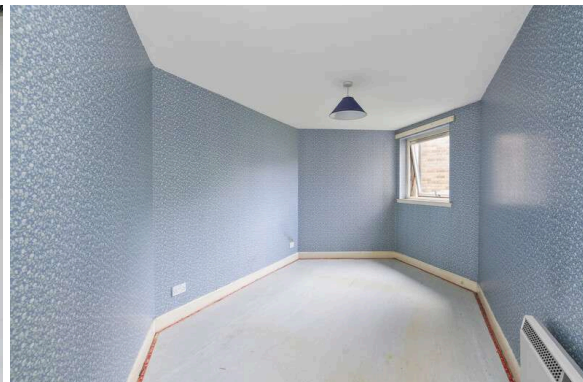
Please note: They systems within the property are untested and all extras included in the sale and property are sold untested and unwarranted.

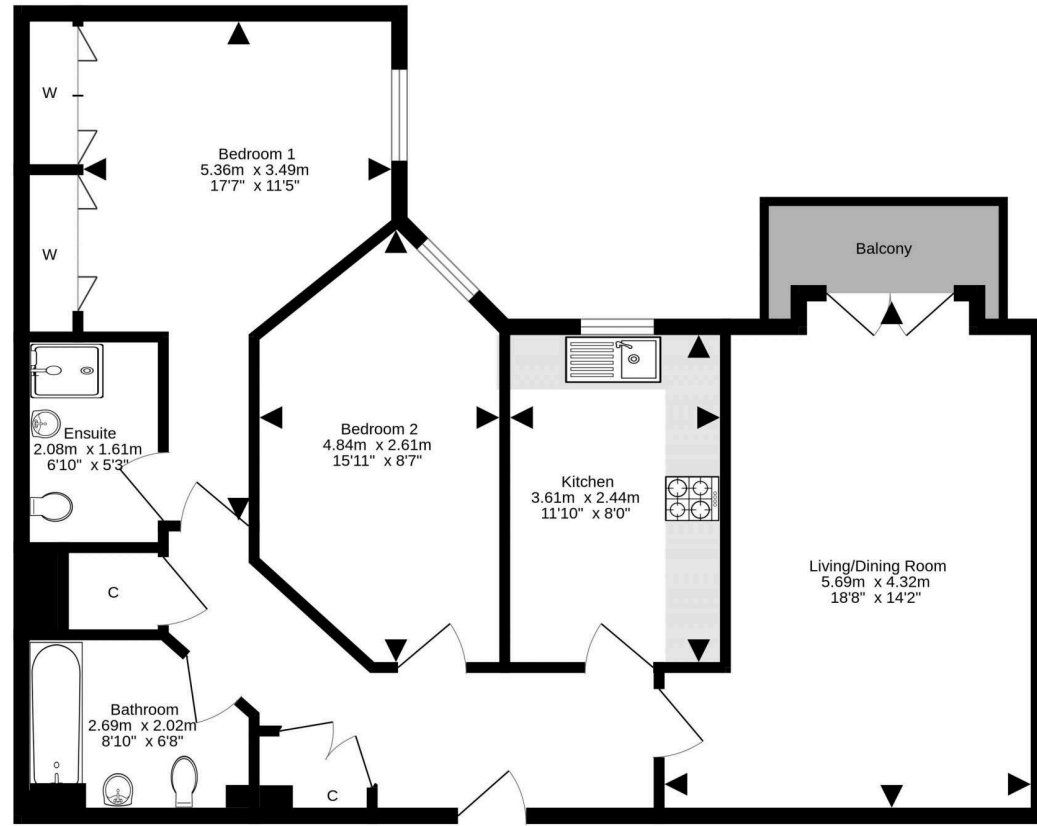
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



EPC Rating C.

The highly regarded Fettes area is situated two miles from the City Centre. Some of Edinburgh's most attractive parklands are in the vicinity, including the Royal Botanic Gardens and Inverleith Park. The local Ainslie Park recreational centre offers an extensive range of sporting facilities. Nearby Stockbridge and Comely Bank offer a number of bespoke shops and eateries and Craigmyle Retail Park is also near at hand. Excellent schooling, both state and independent, is well represented from nursery to senior level. Regular public transport services operate into Edinburgh, and the main commuting routes, including the M8, M9, Forth Road Bridge and Edinburgh International Airport, are also easily accessible.





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.  
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