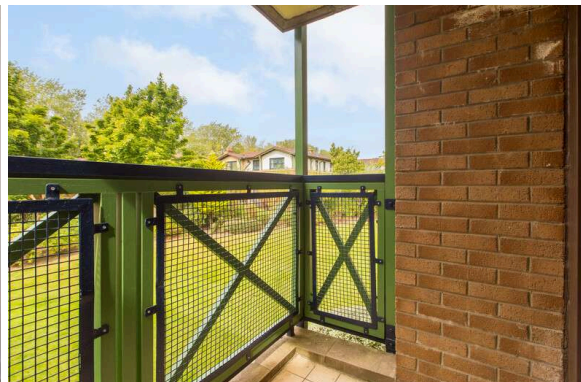




3/12 North Werber Park
FETTES | EDINBURGH | EH4 1SY


warners
solicitors & estate agents



3/12 North Werber Park

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This light and spacious two-bedroom first-floor flat occupies an enviable position within the building, offering 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 flat is beautifully presented, providing a warm and inviting atmosphere throughout. The neutrally decorated living room, with its generous proportions, serves as the heart of the home, offering ample space for both relaxation and entertaining. Large windows ensure an abundance of natural light, enhancing the sense of space, while the adjoining balcony provides a charming spot to enjoy views of the well-maintained communal gardens. The modern kitchen is a highlight of the property, equipped with sleek white units and complemented by stylish black finishing's. It is designed to cater to both the everyday needs of a busy lifestyle and the demands of hosting, offering plenty of storage and workspace.

Both double bedrooms are of an excellent size, with the master bedroom featuring built-in wardrobes that maximise storage space. The en-suite shower room is both practical and elegant, with high-quality fittings that add a touch of luxury. The second bedroom is equally well-proportioned, offering flexibility for use as a guest room, home office, or additional living space. The family bathroom, complete with a shower over the bath, continues the theme of sophistication and functionality.

This property is further enhanced by double glazing and electric heating, ensuring comfort throughout the year. The secure entry system provides peace of mind, while residents' parking and the well-tended communal gardens add to the appeal of this delightful home. In brief it comprises -

- Hallway with two storage cupboards .
- Living/dining room with balcony overlooking communal gardens.
- Modern kitchen with sleek white units and black finishing's.
- Two double-sized bedrooms, one with built-in wardrobes and an en-suite.
- Family bathroom with white three-piece suite, shower over bath.
- Double glazing and electric heating.
- Secure entry system Residents' parking.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

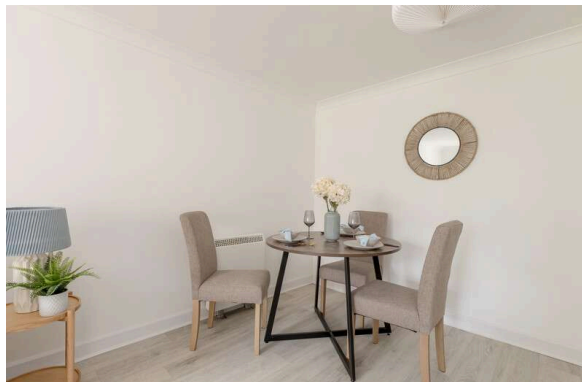


The fittings and fixtures will be included in the sale.

EPC Rating C.

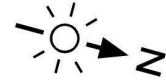
Factor fee £150 per month.

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 Craighleith 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.

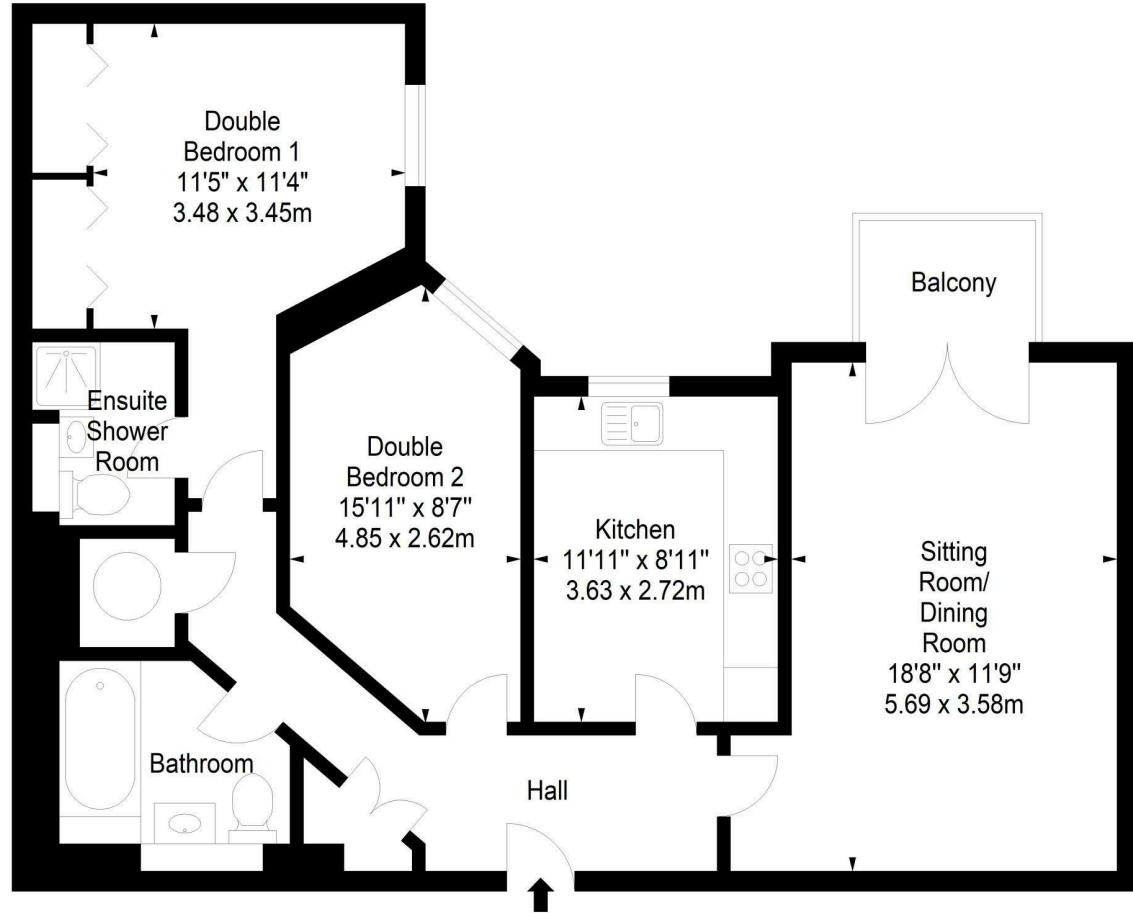




North Werber Park, EH4 1SY



Approx. Gross Internal Area
899 Sq Ft - 83.52 Sq M
For identification only. Not to scale.
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First Floor