



7/2 Rocheid Park
FETTES | EDINBURGH | EH4 1RP


warners
solicitors & estate agents



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Light and spacious ground floor flat, enjoying a private terrace and forming part of a prestigious modern development. This excellent flat boasts well proportioned rooms and large windows which bring in a plentiful supply of natural light. The main living room is essentially open plan in layout, with large windows and patio doors which lead directly on to a substantial west facing terrace. The room falls naturally into leisure and dining zones. The breakfasting kitchen is practical and offers fitted floor and wall units and space for appliances. Both bedrooms are generous doubles with built-in wardrobes, the principal having the advantage of a modern en-suite shower room with mains shower cubicle and vanity sink unit. The accommodation is completed by a stylish contemporary family size bathroom with mains shower over bath. Further benefits on offer include gas central heating, double glazing, an entry phone security system, delightful landscaped gardens and residents' private and ample unrestricted on street parking.

- Hall with superb storage
- Bright living room/dining room with patio doors to large private west facing terrace
- Fitted breakfasting kitchen
- Principal bedroom with fitted wardrobes and modern en-suite shower room
- Further double bedroom with built-in wardrobes
- Contemporary family bathroom with mains shower over bath
- Gas central heating and double glazing
- Entry phone security system
- Landscaped communal gardens
- Residents' car park
- Ample unrestricted on street parking

Included in the sale will be all curtains and kitchen appliances.

EPC Rating C.

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



FACTOR: Ross & Liddell 6 Clifton Terrace, Edinburgh EH12 5DR. Costs can vary from approx £137.00 - £174 per quarter depending on exactly what is carried out.

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 Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.