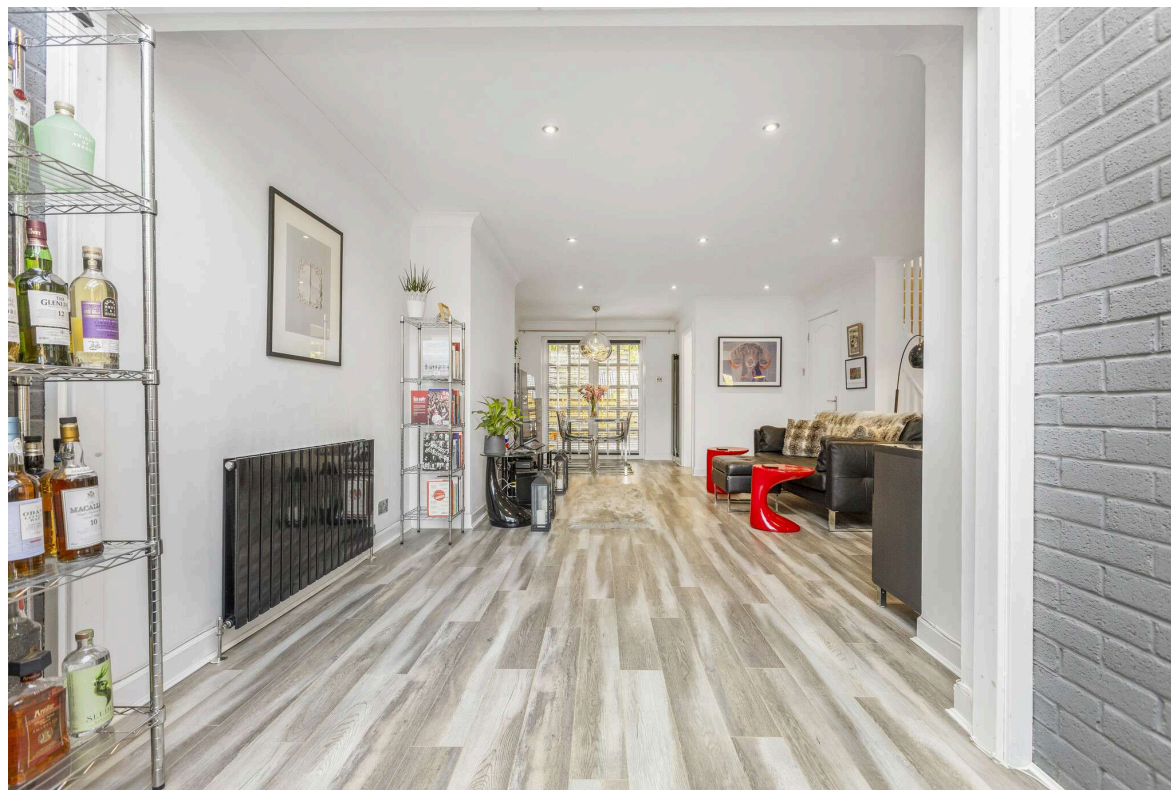




25 West Werberside
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This beautifully presented two-bedroom terraced villa, offered in true move-in condition, is quietly tucked away in a peaceful cul-de-sac within the highly desirable Fettes Village development, located in the north-west corner of the city. Constructed around 1990, this factored development is renowned for its mature landscaped communal grounds and benefits from private residents' parking. The accommodation is well-proportioned and thoughtfully laid out over two levels. On the ground floor, you'll find an entrance vestibule, a convenient downstairs WC, a spacious lounge/dining room with French doors opening onto the generous northwest-facing rear garden, a charming conservatory to the front, and a well-appointed kitchen with integrated appliances just off the main living area. Upstairs, there are two double bedrooms, each with excellent built-in storage and their own en-suites. The property also features gas central heating via a combi boiler, double glazing, and excellent storage options, including two large cupboards on the upper landing and a walk-in under-stairs cupboard. The private rear garden is a real highlight—secluded and low maintenance, with a central patio area, attractive borders, and a wood burner, perfect for relaxing or entertaining.

- Move-in condition modern villa in a peaceful cul-de-sac setting
- Two double bedrooms, each with en-suite and built-in storage
- Generous northwest-facing private garden with patio and wood burner
- Spacious lounge/dining area with French doors to the garden
- Excellent storage throughout, including large cupboards and understairs space
- Located in the sought-after, factored Fettes Village development with private parking

Energy rating C, Council tax band F. Factor is managed by Element Factors and costs around £35 per month for the maintenance of the common garden areas.

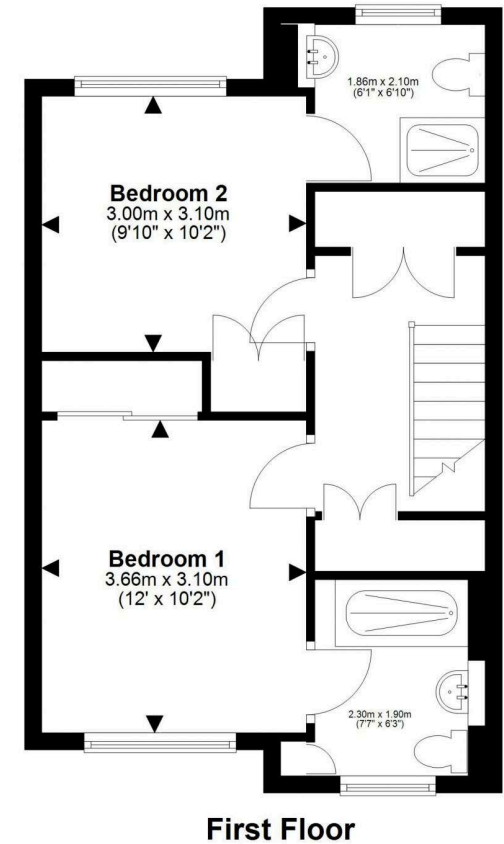
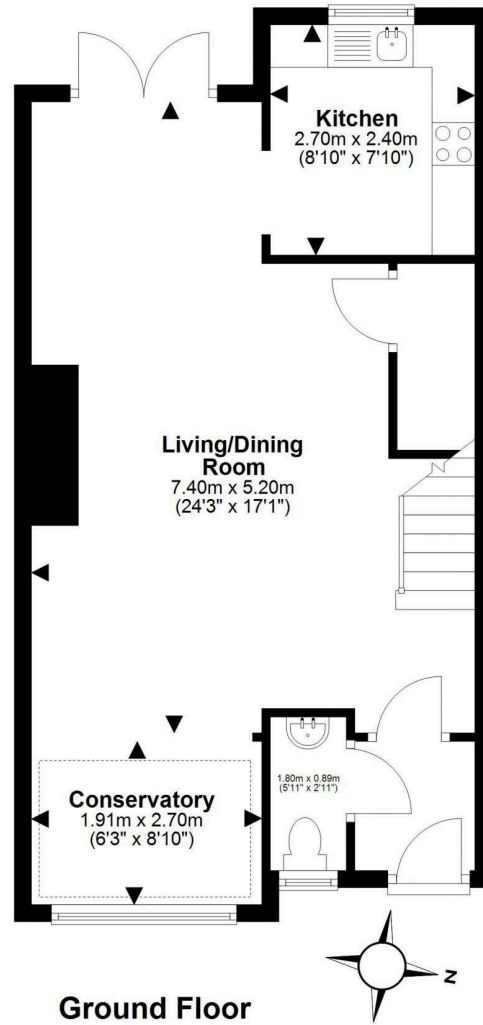
Extras included in this sale are the fridge/freezer, washing machine, dishwasher, oven, microwave and blinds.

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



The subjects are located in the highly regarded Fettes area of Edinburgh, which lies to the north of the City Centre. The subjects are accessed from Crewe Road South. There is a good choice of shopping outlets on hand, with Goldenacre close by and Stockbridge and Trinity just a little further afield. There is a Morrisons Superstore just a few minutes walk from the property. Craighleith Retail Park is a short walk away, which includes Lidl, Sainsburys and M&S. Some of Edinburgh's most attractive parklands are in the vicinity, including the Royal Botanic Gardens and Inverleith Park. There are several gyms in the area, and Ainslie Park recreational centre is also nearby, offering an extensive range of sporting facilities. Schooling is well represented from nursery to senior level, with the Edinburgh College on hand for the more mature student. An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.