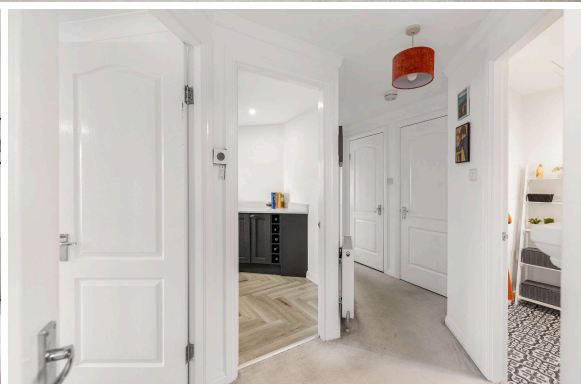




4/2 North Werber Place  
FETTES | EDINBURGH | EH4 1TE

  
**warners**  
solicitors & estate agents





## 4/2 North Werber Place

FETTES | EDINBURGH | EH4 1TE

Nestled in a quiet, modern development, moments from Stockbridge, Inverleith Park and the Royal Botanical Gardens is this immaculately presented ground floor apartment. Surrounded by manicured communal grounds, ample resident's parking, double glazing and gas central heating this property which was fully renovated would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with two large storage cupboards, a bright dual aspect lounge with three windows that flood the room with an abundance of natural light, a contemporary kitchen with attractive units, two well-proportioned double bedrooms (both with built-in wardrobes) and the flat is completed by a stylish shower room.

- Modern ground floor apartment
- Quiet setting close to Stockbridge
- Manicured communal grounds with resident's parking
- Welcoming hallway with storage
- Bright dual aspect lounge
- Luxury kitchen with contemporary units
- Two large double bedrooms with built-in wardrobes
- Stylish shower room
- Gas central heating and double glazing

Factor fees payable to James Gibb, approximately £250 per quarter

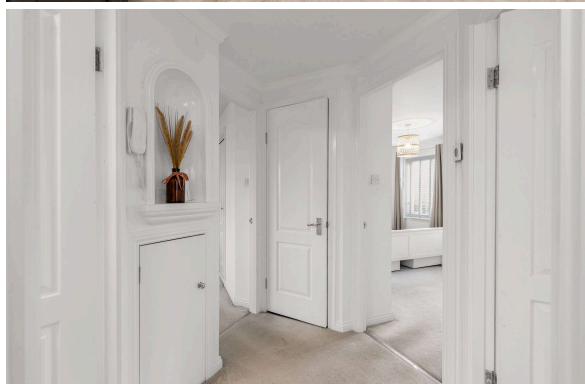
Energy Rating C, Council Tax E

All fixtures, fittings, integrated appliances, blinds and curtains are included in the sale.

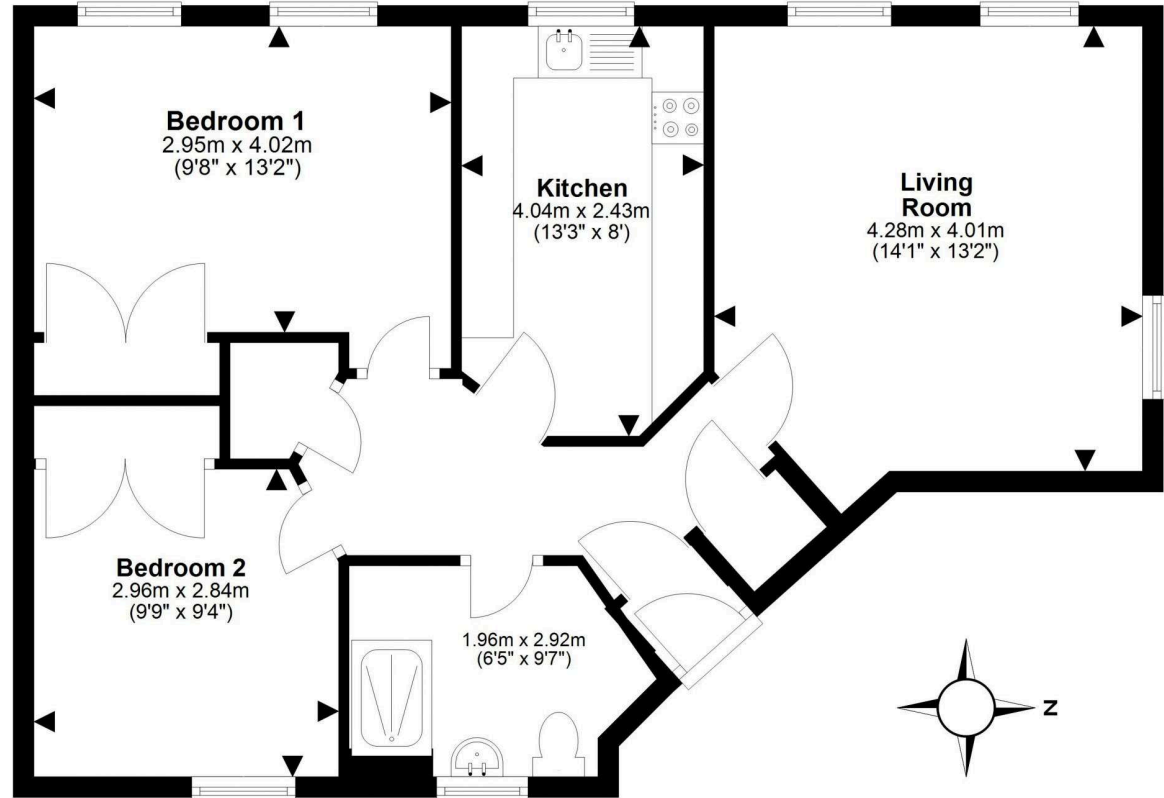
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



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 Craigleith 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.







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.