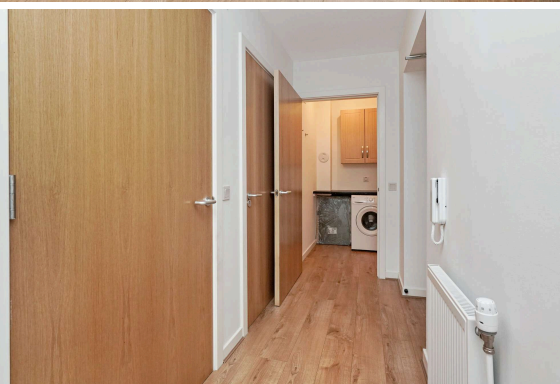




20/5 Citypark Way
FETTES | EDINBURGH | EH5 2DF


warners
solicitors & estate agents



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Warners are delighted to present this beautifully presented two-bedroom first floor apartment, located in a sought-after modern development just a short distance from Stockbridge and offering excellent transport links to the City Centre.

Positioned in an elevated setting, the property benefits from an abundance of natural light. Accessed via a secure entry system, the spacious hallway includes a practical utility room and two additional storage cupboards, ensuring ample space for everyday essentials. The living/dining room provides a comfortable and inviting space to relax, while the modern, well-equipped kitchen boasts a stylish combination of wall and base cabinetry and integrated appliances, perfectly suited for modern living. Both bedrooms are of good size and feature built-in storage, while the accommodation is completed by a contemporary bathroom with a three piece suite and a shower over the bath.

Additional features include double glazing, gas central heating, well-maintained communal grounds managed by a factor, and unrestricted residents' parking.

The property is ideally situated to take advantage of excellent local amenities, including a Morrisons supermarket within easy walking distance and convenient bus services to and from the City.

Presented to the market in true move-in condition, this superb flat represents an ideal purchase for individuals, couples, small families, downsizers, or buy-to-let investors.

- Modern first floor apartment
- Secure entry phone system
- Welcoming reception hallway with excellent storage
- Utility Cupboard
- Living/dining room
- Stylish fitted kitchen with integrated appliances
- Two good sized bedrooms – both with built-in wardrobes
- Bathroom with three piece suite, shower over the bath
- Gas Central Heating and Double Glazing
- Unrestricted residents parking
- Well-maintained communal gardens
- Energy rating B. Council Tax band E

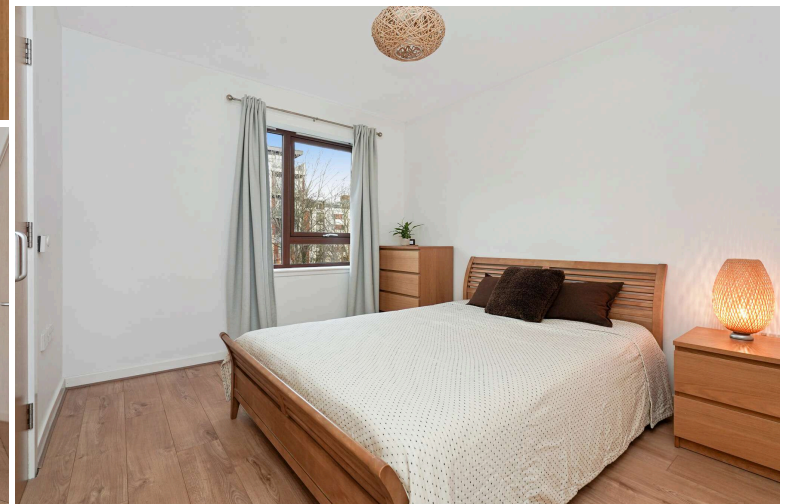
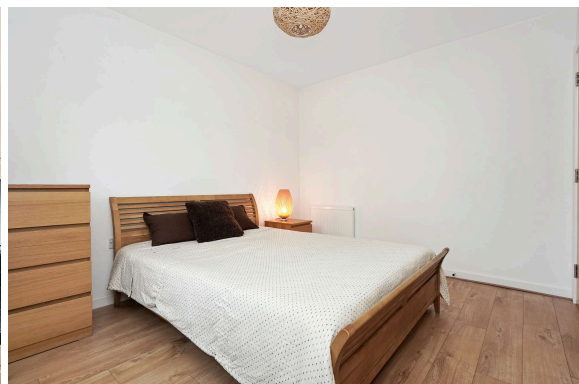
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

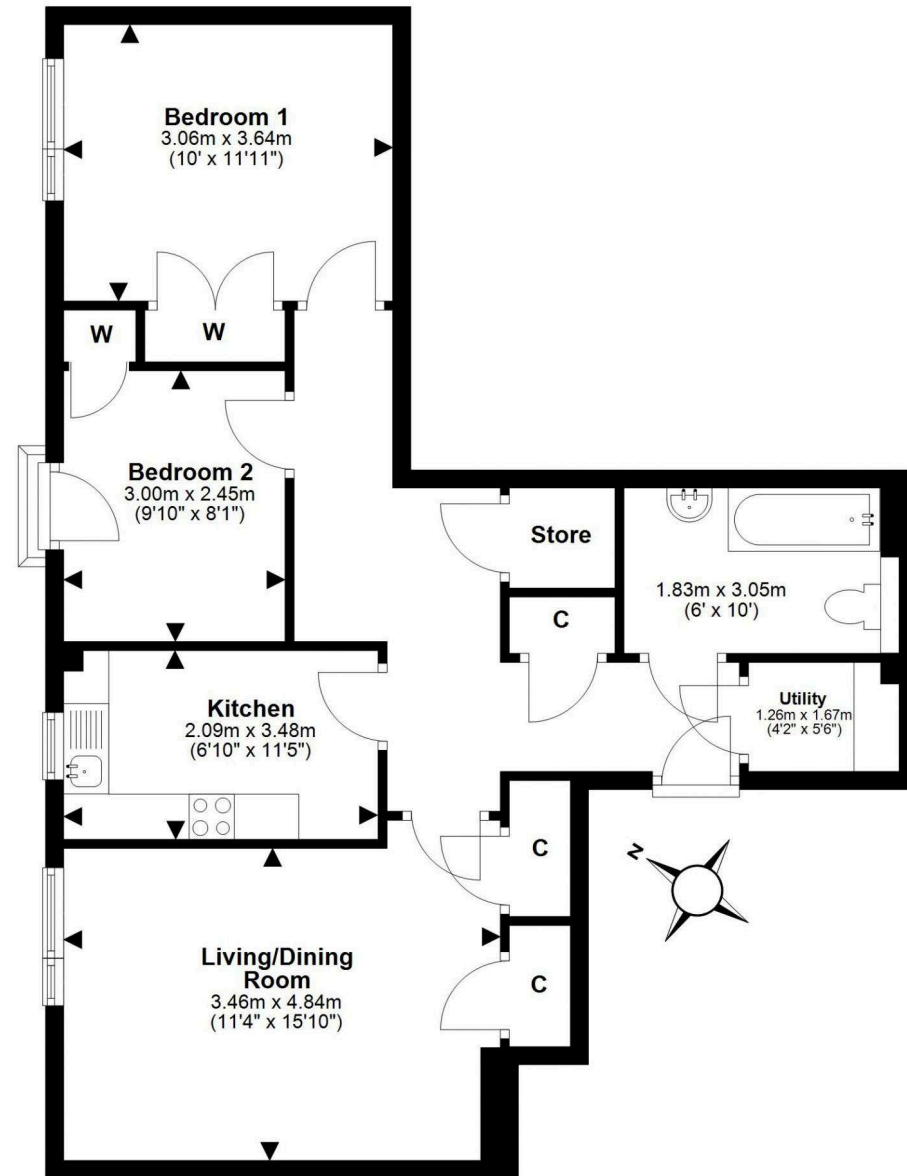


Included in the sale will be all curtains, blinds, light fittings, built-in appliances and the fridge freezer and washing machine.

Factor Fee approximately £90 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.





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.