

Blackadders



10/3 West Winnelstrae
Edinburgh EH5 2ES

Offers Over
£150,000

Lounge/Diner
Separate Kitchen
Double Bedroom
Bathroom

GCH & D/G
Communal Gardens
Residents Parking

Viewing: By appointment through selling agent on 0131 202 1868

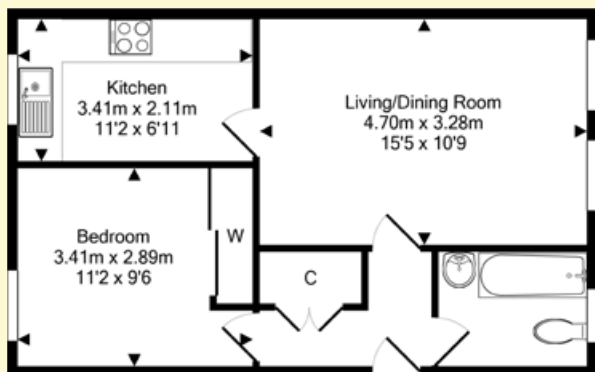
DESCRIPTION

A superbly presented apartment set within a popular and sought after residential area which is well placed for commuting and has a host of amenities close by.

The property benefits from having gas central heating and is fully double glazed. Externally there are well maintained communal grounds as well as residents parking.

LOCATION

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.

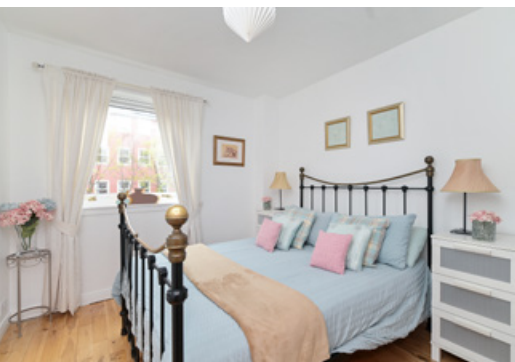


ACCOMMODATION

(measurements are approx)

Lounge/Diner	15'5 x 10'9	4.70 x 3.28m
Kitchen	11'2 x 6'11	3.41 x 2.11m
Bedroom	11'2 x 9'3	3.41 x 2.89m
Bathroom	7'3 x 5'7	2.20 x 1.70m







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DUNDEE

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PERTH

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