

COULTERS[©]

52/5 EAST FETTES AVENUE

FETTES, EDINBURGH, EH4 1FZ

 2 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Situated in the prestigious and highly sought-after Fettes district, this modern and spacious first-floor flat offers an ideal combination of contemporary living and everyday convenience. The property forms part of a well-maintained residential development, known for its quiet surroundings and strong community feel. Being just two miles north of Edinburgh's vibrant city centre, it provides the perfect balance between peaceful suburban life and easy access to the city's cultural, shopping, and entertainment amenities.

Upon entering, you are greeted by a welcoming hallway that leads into the bright and airy living area. This space benefits from generous proportions and large windows that fill the room with natural light, creating a warm and inviting atmosphere ideal for both relaxing and entertaining. The open-plan layout flows seamlessly into a modern kitchen, fitted with sleek cabinetry and integrated appliances, making it a practical space for socialising with family or friends.

KEY FEATURES



Modern and spacious first floor flat with lift access.



Well maintained shared gardens.



Within a short stroll of Stockbridge amenities.



EPC Rating - B



Two double bedrooms, one with an en-suite.



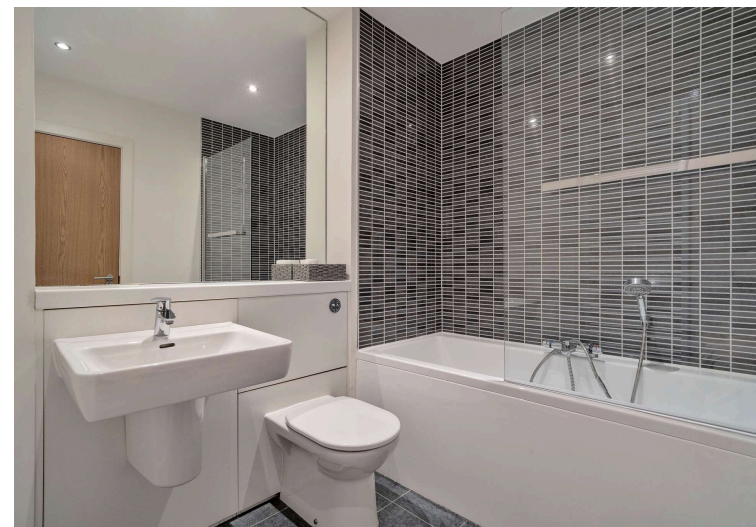
Allocated parking in underground secure garage.



Fantastic transport links and schools nearby.



Council Tax Band - F



The accommodation includes two well-appointed double bedrooms, both hosting built in wardrobe space and designed with comfort and functionality in mind. The master bedroom enjoys the added luxury of an en-suite shower room. A stylish family bathroom serves the rest of the flat, completing the living space with high-quality fixtures and fittings. Additional benefits include allocated parking within a secure underground garage, access to well-maintained shared garden grounds, secure door entry system and lift access. This property is perfectly suited to the needs of a professional couple, small family, or those seeking a comfortable city base.

The property is factored by Myreside Management Ltd with a monthly cost of approximately £150.





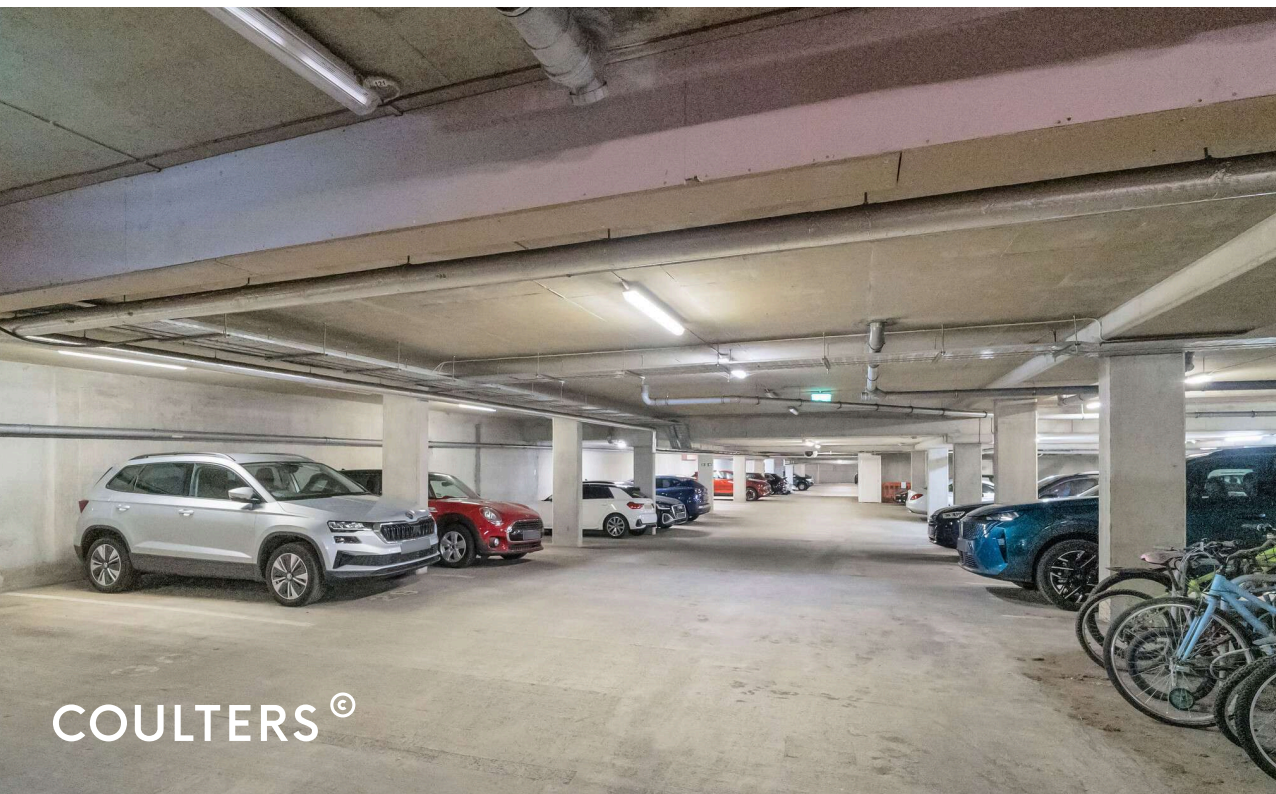
THE LOCAL AREA

Leafy Fettes is a prestigious area two miles north of Edinburgh's City Centre, with access to exceptional leisure, retail, and dining opportunities. Discover natural beauty at the renowned Royal Botanic Garden along with peaceful walks at Inverleith Park. The exclusive Westwood's Health Club is minutes away. When it comes to dining you are spoilt for choice with the range of quality restaurants and bars on offer in nearby Stockbridge. These include The Raeburn, Tom Kitchin's The Scran and Scallie, and La Bocca along with Hector's, Hamilton's, and The Baillie.

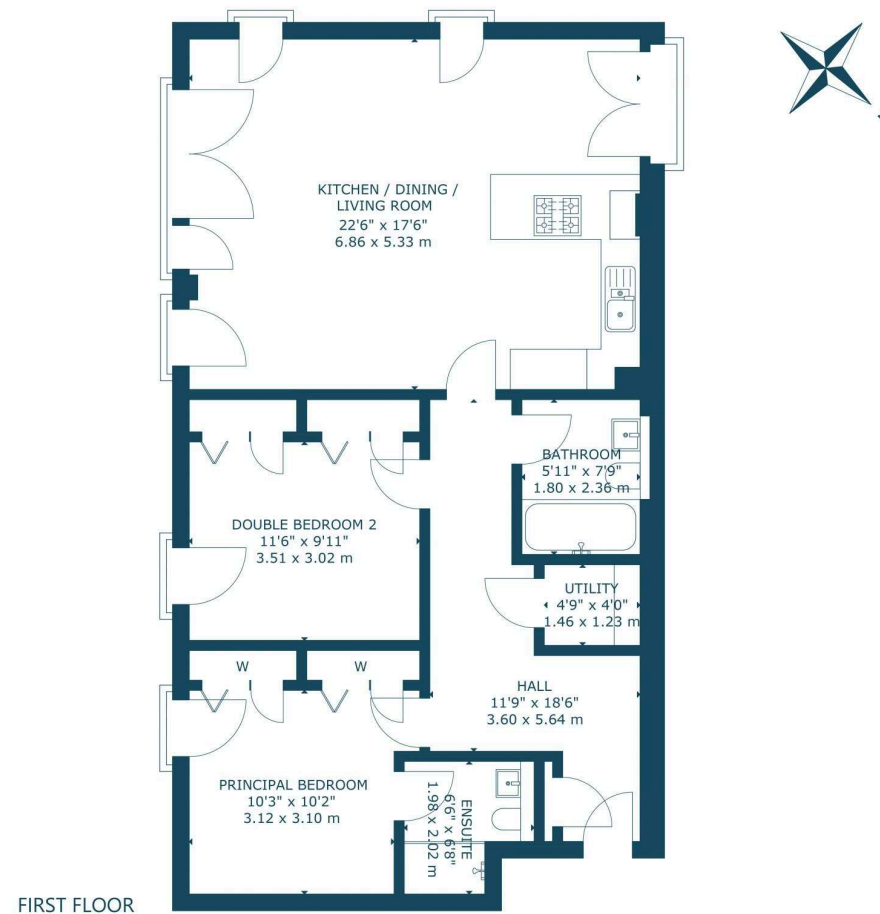
This cosmopolitan area of Edinburgh benefits from an array of independent boutiques as well as fantastic choices to meet daily shopping needs. Larger shopping requirements are met at Morrisons only a short drive from the property, as well as a large Waitrose at Comely Bank and Craigmile Retail Park which houses a Sainsbury's and a Marks and Spencer. The property lies in the catchment area of well-regarded schooling including Flora Stevenson Primary School and Broughton High School. Some of Edinburgh's finest private schools nearby include St George's School, Fettes College, and The Edinburgh Academy. The area benefits from excellent transport links with regular bus services taking you into Edinburgh City Centre, and the M8, The Queensferry Crossing, and Edinburgh International Airport, all easily accessible.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price. All of the furniture is available by separate negotiation.







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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 950 SQ FT / 88 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.