


COULTERS[©]

2/5 NORTH WERBER PLACE

FETTES, EDINBURGH, EH4 1TE

 1 BED

 1 BATH

 1 PUBLIC



TAKE A LOOK INSIDE

Forming part of the delightful, established development at sought after Fettes is this bright and engaging first floor, one bedroom flat. With views to both the front and rear of the building, the home offers well-proportioned accommodation and ample storage. The property has been a successful rental property for the current owner and has been looked after by the tenants, however it could now benefit from some modernisation. The building is accessed by way of an entry phone system to the communal hall and stair. The front door opens on to an entrance vestibule, which in turn to the hall where there are several storage cupboards. There is a large, bright and airy double windowed sitting room (with space for a dining table and chairs) with an outlook to the rear of the building.

KEY FEATURES



Bright, well maintained first floor flat.



Well proportioned double bedroom with fitted wardrobes and neutral decor.



Landscaped communal grounds.



Resident's parking.



Superbly situated in leafy Fettes.



Excellent local amenities nearby.



EPC Rating - C



Council Tax Band - D



The kitchen is fitted with a series of wall and base mounted cabinetry with integrated appliances which comprise: gas hob, electric oven, extractor hood, washing machine and fridge freezer. The microwave will also be included in the sale. The double bedroom looks out to the front of the building and benefits from fitted wardrobes. The bathroom completes the internal accommodation and comprises: bath (with mains shower over), WC, bidet and wash hand basin. Heating and hot water is provided by gas and there is double glazing. Resident's parking is available within the development.

EXTRAS

All blinds, light fittings, fitted flooring, fridge/freezer and integrated appliances are included in the sale price. All of the furniture is available if required (minus staging props). The factors are James Gibb and the factoring fee is approximately £500 per year.



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 Craighleith 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.

HOME REPORT VALUATION: £190,000



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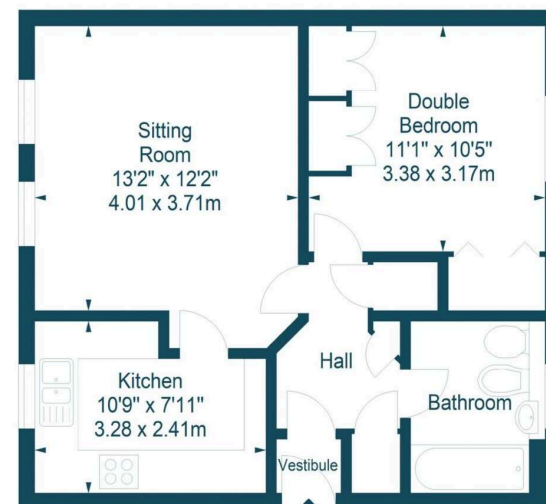


enquiries@coultersproperty.co.uk

North Werber Place,
Edinburgh,
Midlothian, EH4 1TE



Approx. Gross Internal Area
517 Sq Ft - 48.03 Sq M
For identification only. Not to scale.
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First Floor

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.