











Offers Over
£175,000

1/17 North Werber Park

Fettes | Edinburgh | EH4 1SY

Set on the first floor of a peaceful and leafy development in the highly desirable Fettes area, this well-proportioned flat enjoys a convenient location within easy reach of the Western General Hospital and a wide selection of local amenities, including shops, cafes, and transport links. The area is known for its quiet streets and attractive surroundings, making it a popular choice for professionals and first time buyers alike.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Residents Parking
-  Lift
-  Landscaped Gardens
-  EPC Rating – D
-  Council Tax Band - E



Description

Accessed via a secure entry system, the property opens into a welcoming hallway, which provides practical storage space for coats, bags, and everyday essentials. The hallway leads through to the main living area, which is arranged in an open-plan layout, offering flexibility for both lounge and dining furniture. A private balcony is accessed directly from the lounge, extending the living space outdoors and providing a pleasant area to relax or entertain. The kitchen is fitted with a range of wall and base units, a breakfast bar, and a mix of integrated and freestanding appliances, creating a functional and stylish space for cooking and dining. The double bedroom is well-proportioned and benefits from two sets of built-in wardrobes with bi-fold doors, providing excellent storage while maintaining a spacious feel. The bathroom is fitted with a white three-piece suite and includes an electric shower over the bath, offering both convenience and practicality.



The development and building are maintained by Element Factors at a total cost of £2000 per annum, this includes all communal maintenance, upkeep and buildings insurance

Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, the development is set within beautifully maintained and landscaped communal gardens, providing a tranquil outdoor space for residents. In addition, there is ample parking exclusively for residents, ensuring convenience and ease for car owners.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

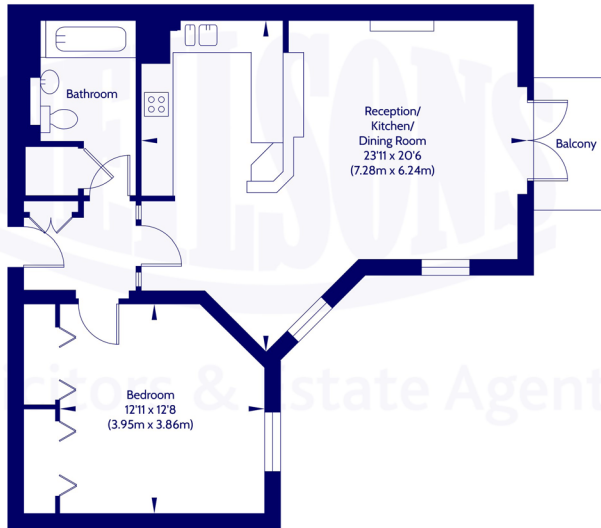
Fettes is a highly desirable residential area of Edinburgh, offering a peaceful setting with excellent access to the city's vibrant amenities. Bordering the popular districts of Stockbridge, Comely Bank, and Inverleith, residents can enjoy the nearby Inverleith Park and the Royal Botanic Garden, perfect for walking, running, and outdoor leisure. The area is also within easy reach of a variety of independent cafés, trendy bars, boutique shops, and wellknown retailers. Practical everyday needs are well catered for, with large supermarkets Waitrose and Morrisons close by, and Craigmile Retail Park just a short drive away. There are also a range of gyms and fitness centres, including the Westwood Health Club and Village Gym only a short walk away, as well as many local sports clubs in the nearby area. For young professionals, the area offers excellent transport links, with regular bus services providing swift connections to the City Centre, Edinburgh's business districts, and the West End.





Approx. Gross Internal Floor Area 65 Sq M / 700 Sq Ft.

1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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