

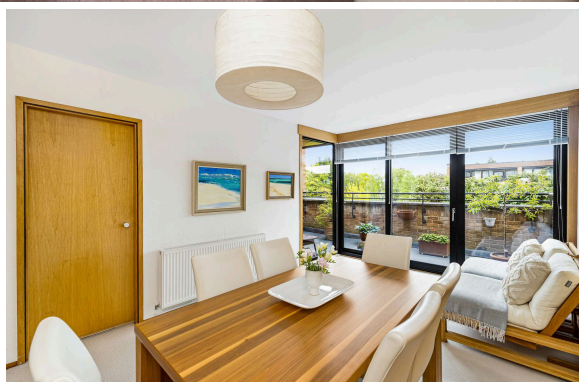


2/5 Fettes Rise
INVERLEITH | EDINBURGH | EH4 1QH

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warners
solicitors & estate agents





2/5 Fettes Rise

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Flooded with natural light through large south-facing windows, this is a rare opportunity to purchase a beautifully maintained three-bedroom first-floor flat, that forms part of a highly desirable purpose-built development, surrounded by mature greenery and immaculate communal gardens. Offering generous and well-balanced accommodation throughout, the property enjoys a peaceful setting while remaining within easy reach of Edinburgh city centre.

The welcoming entrance hall provides excellent storage and leads into a bright and spacious sitting room overlooking the landscaped gardens. Flowing from the sitting room is a generous dining area, ideal for both everyday living and entertaining, with direct access to a private balcony enjoying attractive open views towards Edinburgh city centre. Adjoining the dining space is a well-appointed fitted kitchen designed to maximise both functionality and storage.

The principal bedroom is a relaxing retreat complete with fitted wardrobes and a private en suite bathroom. Two further well-proportioned double bedrooms, each with fitted wardrobes, are served by a contemporary family shower room. Additional features include gas central heating, double glazing, allocated car port, private ground-floor store room and plentiful visitor parking. Residents also benefit from beautifully maintained communal gardens which enhance the development's peaceful leafy atmosphere.

Fettes Rise is enviably positioned within one of Edinburgh's most sought-after residential areas, offering an excellent balance of tranquil surroundings and superb local amenities. Stockbridge is just moments away, with its independent cafe's, bars, boutiques, artisan bakeries and everyday shopping facilities, while Inverleith Park and the Royal Botanic Gardens are both within easy walking distance.

The property is ideally placed for some of Edinburgh's most respected schools, including Fettes College and The Edinburgh Academy Junior School, and lies within the catchment area for Flora Stevenson Primary School, Broughton High School and St Thomas Of Aquin's RC School. Excellent transport links via Ferry Road provide regular bus services into the city centre as well as convenient access to the M8, Edinburgh International Airport and the Forth Road Bridge.

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





- Bright south-facing first-floor flat flooded with natural light
- Spacious three-bedroom accommodation with excellent storage throughout
- Private south facing balcony with open views towards Edinburgh City Centre
- Beautifully maintained development with landscaped communal gardens
- Allocated car port and private ground-floor store room
- Prime location, moments from Stockbridge, Inverleith Park and excellent schools
- Total area approximately 129m²/1388sqft

Factor Fees Payable to Myreside Management, approximately £150 per month.

Energy Rating B

Council Tax G

The items included in the sale of the property are the carpets, fitted floor coverings, integrated fridge, freezer, oven, hob and washing machine, blinds and curtains, light fittings and fixtures. The seller will not warrant the working order of any integrated appliances.



Inverleith is a very desirable residential area just five minutes drive from Edinburgh's West End and the City Centre. First class retail amenities are to be found at Craigleith Retail Park and excellent local shopping and restaurants in Stockbridge only a short walk away. There are excellent schools in the vicinity in both state and private sectors. Leisure opportunities nearby include pleasant walks along the Water of Leith, Inverleith Park, The Royal Botanic Gardens and Murrayfield and Ravelston Golf courses. There are good road links via Queensferry Road to the City Bypass, Forth Road Bridge and Edinburgh International Airport.







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.