










Offers Over
£185,000

11/8 North Werber Place

Fettes | Edinburgh | EH4 1TF

A well presented one bedroom second floor flat, set at the end of a cul de sac within a leafy modern development in the sought after Fettes area. The property offers bright and comfortable accommodation with a contemporary finish throughout, ideally suited to first time buyers, professionals or investors. It enjoys a peaceful residential feel while remaining within easy reach of the city centre and a range of local amenities.

-  1 bedroom
-  1 public room
-  1 bathroom
-  Landscaped communal grounds
-  Residents parking
-  EPC rating – C
-  Council tax band – D



Description

The accommodation briefly comprises an entrance hall with secure entryphone system and storage, a bright lounge/dining room with twin windows allowing natural light to flood the space, a stylish kitchen fitted with a range of wall and base units with co-ordinated worktops and subway style splashback tiling, a double bedroom with built in wardrobes, and a bathroom fitted with a white suite, shower over the bath and bidet. The property further benefits from gas central heating and double glazing.



Extras

Included in the sale will be the induction hob and electric oven, washing machine, and integrated fridge/freezer.

Gardens & Parking

The development is surrounded by beautifully maintained, landscaped communal garden grounds, creating an attractive and well kept setting, and there is ample residents parking.

Factoring

The communal areas and grounds around the development are maintained by James Gibb at a cost of approximately £220 per quarter and this also includes buildings insurance.

Viewing

By appointment through Neilsons (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 Craigeith 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 49 Sq M / 522 Sq Ft.

2nd 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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