



Solicitors & Estate Agents










Offers Over
£199,995

1/12 Fells Way

Burdiehouse | Edinburgh | EH17 8TZ

This impressive, beautifully presented top floor flat with allocated parking space, forms part of an established modern development close to excellent amenities and superb transport links and enjoys stunning panoramic views from the front towards the Pentland Hills.

-  2 Bedrooms
-  1 Public room
-  2 Bathrooms
-  Communal gardens
-  Residents Parking
-  EPC Rating – B
-  Council Tax Band - C



Description

The stylish, light-filled accommodation is offered to the market in move-in condition undoubtedly appealing to the first time buyer or couples seeking a fine home in a convenient location, perfectly positioned for access to the city bypass and within walking distance of Straiton Retail Park. Enjoying uninterrupted views to the front, the property comprises; entrance hallway with excellent storage provisions. There is a delightful, 19' reception/dining room with open plan contemporary kitchen affording open aspect to the front and featuring a Juliette balcony. The room divides naturally into sitting and dining kitchen with the kitchen itself fully integrated with built-in gas hob, electric oven, hood, integrated fridge freezer and washing machine. There are two generous double bedrooms, with the principal bedroom fitted with mirrored wardrobes and benefiting from a stylish en-suite shower room. Lastly the modern, part tiled bathroom comprises of a white three piece suite. Further benefits include gas central heating and double glazing together with a secure entryphone system into the well kept communal stairwell.



Extras

The fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in gas hob, electric oven, hood and integrated fridge freezer.

Gardens and parking

The development benefits from well maintained communal gardens grounds and parking is located to the rear of the building.

Factors

There is a factoring fee of approx. £100 per month payable to Ross & Liddell for the upkeep of the communal garden grounds, stair cleaning and maintenance together with block buildings insurance.

Viewing

By appointment with Neilsons on 0131 625 2222.





Location

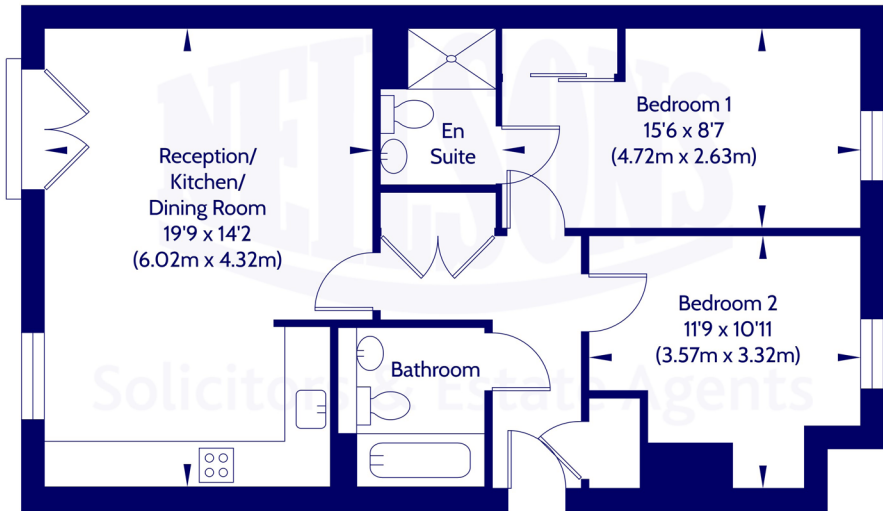
Fells Way forms part of an exclusive modern development lying on the periphery of Edinburgh south, approximately six miles from Edinburgh's City Centre. The property is well placed for access to excellent amenities including the nearby Straiton Retail Park, which hosts popular restaurants together with a wide range of high street named shops and services including a Sainsbury supermarket and M&S food hall. Regular bus services lead to and from the City Centre and surrounding areas and the area is particularly convenient for easy access to the City Bypass which links with the A1, M8/M9, Edinburgh International Airport and the Queensferry Crossing. Good schooling is available within the vicinity ranging from nursery to secondary level with Edinburgh University's King's Building campus and The Royal Infirmary hospital are both within easy reach. There are many recreational/leisure facilities in the area including Gracemount Leisure Centre with swimming pool and there are many popular golf courses on hand together with Midlothian Snowsports Crescent at Hillend.





Approx. Gross Internal Floor Area 63 Sq M / 683 Sq Ft.

3rd 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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