NEILSONS

Solicitors & Estate Agents

Fixed Price

£189,995

7/7 North Werber Place

Fettes | Edinburgh | EH4 1TF

This attractive, light-filled second floor flat forms part of a peaceful, beautifully maintained established modern development with resident's parking, quietly positioned in the highly regarded Fettes district of the city, close to the Western General Hospital, fashionable Stockbridge and within easy reach of the city centre.

- 1 Bedroom
- 1 Public room
- 1 Bathroom
- Communal Gardens
- Resident's Parking
- EPC Rating – C
- Council Tax Band - D

Description

This lovely property offers an excellent opportunity for first-time buyers, professionals, downsizers and investors alike seeking a fine home in the most desirable setting, close to a host of local amenities, green spaces and excellent transport links. Accessed via a secure entryphone system into the well kept communal entrance and stairwell, with Flat 7 located on the 2nd floor and comprising; entrance vestibule leading into the main hallway, which benefits from two useful storage cupboards, providing practical everyday storage solutions. The bright and spacious reception room is quietly positioned to the rear of the building, enhanced by two large windows providing a pleasant open aspect over the delightful gardens. The room offers ample space for both lounge and dining furniture, creating a versatile and comfortable living environment ideal for relaxing or entertaining. The kitchen is fitted with a range of wall and base units with complementary work surfaces incorporating a useful breakfast bar. There is a built-in gas hob, electric oven and extractor hood with additional appliances included in the sale. The generously sized double bedroom provides comfortable accommodation and benefits from built-in wardrobes offering excellent storage provisions. The part tiled bathroom is fitted with a three-piece suite with an electric shower over the bath. Further benefits include gas central heating, double glazing and two parking permits.

Gardens & Parking

Externally, the property is surrounded by beautifully maintained and professionally landscaped communal gardens, providing an attractive outdoor setting for relaxation and recreation. Further benefits include a secure entry system for added peace of mind and there is parking for residents available outside the property, although it is understood that the council may be considering reviewing parking arrangements in the future.

Factors

James Gibb are the Factoring Agents for the development to which a quarterly fee of approx. £200 is payable for the upkeep of the communal garden grounds, stair cleaning and maintenance and includes block buildings insurance.

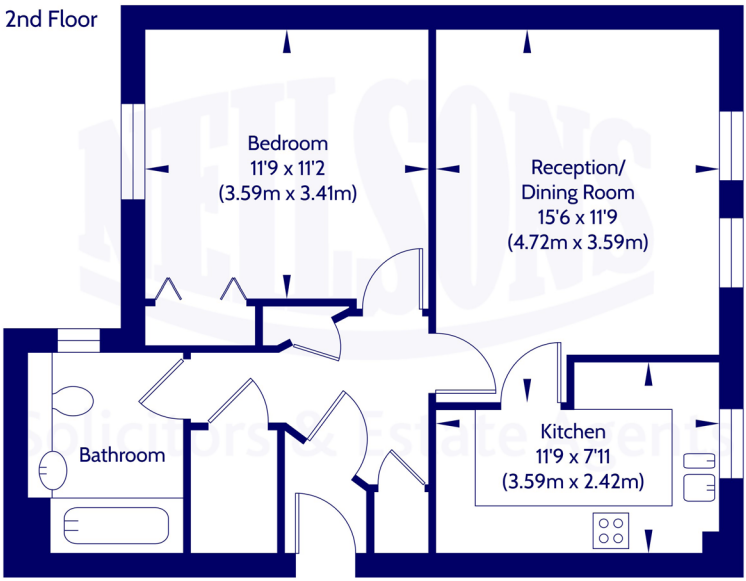
Viewing

By appointment through 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 Craigleith 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 52 Sq M / 559 Sq Ft.



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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For helpful, friendly, personal advice, get in touch.

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