

17/8 West Winnelstrae
FETTES | EDINBURGH | EH5 2ET

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Set within a popular and well-established residential development in the highly sought-after Fettes area of Edinburgh, this attractive two-bedroom third-floor flat offers bright and spacious accommodation, ideally suited to first-time buyers, professionals and buy-to-let investors. The property enjoys a convenient location within easy reach of excellent local amenities and transport links.

Accessed via a secure entry system and well-maintained communal stairwell, the accommodation comprises a welcoming entrance vestibule and hallway with two useful storage cupboards. The bright and generously proportioned twin-windowed living/dining room offers an excellent space for both relaxing and entertaining, whilst the fitted kitchen benefits from ample cupboard storage and space for a table and chairs. Both bedrooms are comfortable doubles with the added benefit of fitted wardrobes, and a bathroom fitted with a white three-piece suite and shower over bath completes the accommodation.

Further benefits include gas central heating, double glazing and secure entry.

- Sought-after Fettes location
- Bright twin-windowed living/dining room
- Fitted kitchen with dining space
- Two double bedrooms with fitted wardrobes
- Gas central heating and double glazing
- Secure entry and excellent storage

Energy rating C, Council tax band C. Residents association handles the factoring and costs around £85 a year.
Extras included in this sale will be light fittings, blinds/curtains, fridge/freezer, dishwasher, gas oven/hob and washing machine.

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

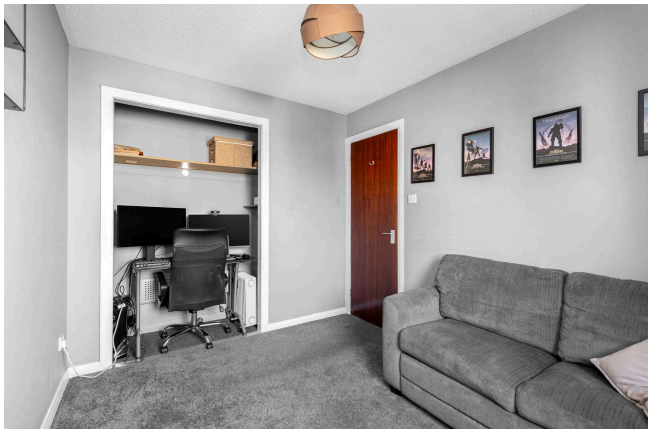






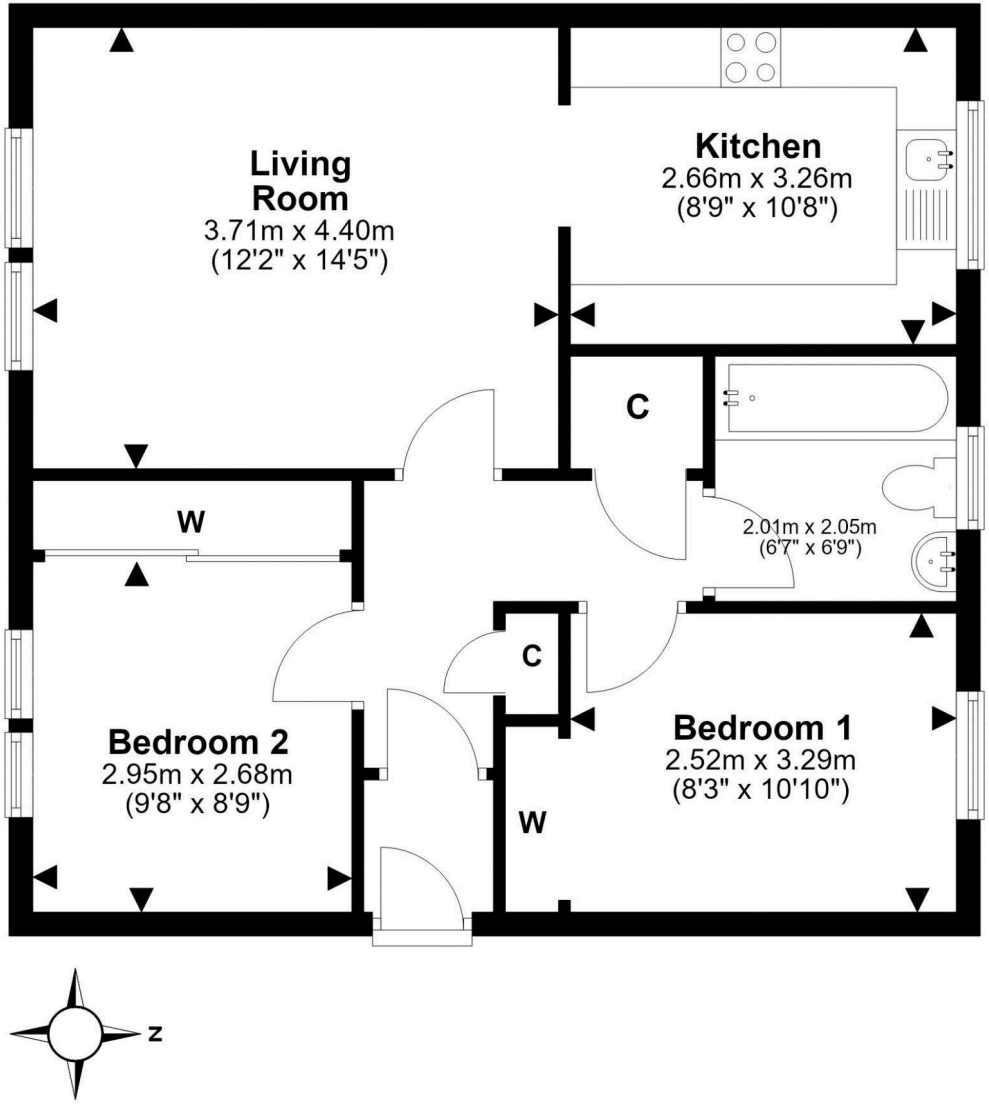
The subjects are located in the highly regarded Fettes area of Edinburgh, which lies to the north of the City Centre. The subjects are accessed off Ferry Road, opposite East Fettes Avenue. There is a good choice of shopping outlets on hand, with Goldenacre close by and Leith and Trinity just a little further afield. There is a Morrisons Superstore just a few minutes walk from the property. Some of Edinburgh's most attractive parklands are in the vicinity, including the Royal Botanic Gardens and Inverleith Park and walking distance to Stockbridge. The Ainslie Park recreational centre is also nearby, offering an extensive range of sporting facilities. Schooling is well represented from nursery to senior level, with the Telford College on hand for the more mature student. An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.











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.

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