



Offers Over

£240,000

28/3 Citypark Way

Fettes | Edinburgh | EH5 2FA

This impressive, beautifully presented first floor flat forms part of an attractive landscaped modern development in the highly regarded Fettes district of the city, close to excellent amenities and transport links. The property would undoubtedly appeal to first time buyers and professionals.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Lift & Stair Access
-  Secure Allocated Parking
-  Communal Gardens
-  EPC Rating – B
-  Council Tax Band - E



Description

The accommodation in brief comprises; secure entry system, lift and stair access to all floors, welcoming entrance hallway with useful utility and storage cupboards, light and airy reception room with door accessing communal garden, modern fitted kitchen with a range of base and wall mounted units and appliances, well proportioned principal bedroom with fitted wardrobes and en-suite shower room, good sized second double bedroom with fitted wardrobes and Juliet balcony, and contemporary bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the gas hob, oven, integrated fridge/freezer and integrated dishwasher.

Gardens & Parking

The development is set within immaculately maintained, landscaped grounds that create a peaceful and attractive setting for residents. The lush greenery and carefully tended communal areas provide a welcoming environment and enhance the overall appeal of the property. Residents also benefit from the convenience of a secure allocated parking spaces in the underground parking, as well as further on-street parking ensuring ample availability for homeowners and visitors alike.

Factor

The development is professionally managed by Trinity factor, who oversee the upkeep of the communal areas, landscaping, and general maintenance. The current factoring cost is approximately £130 per calendar month, including building insurance.

Viewing

By appointment through Neilsons 0131 625 2222.





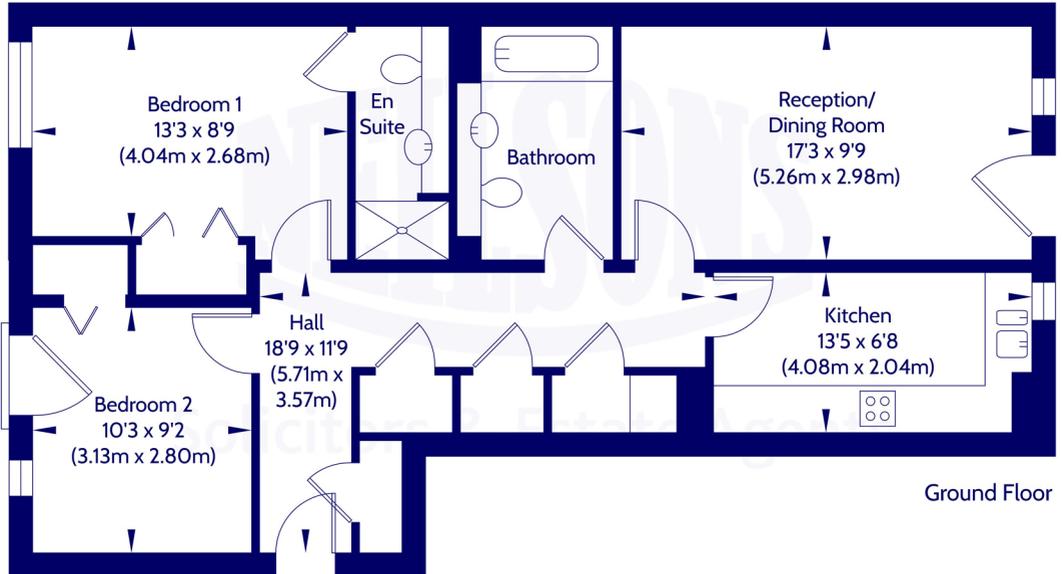
Location

Fettes is a desirable location, within easy reach of excellent local shopping and public transport links, along with some of Edinburgh's finest open spaces. The area is well-served by supermarkets, with a Waitrose at Comely Bank, a Morrisons on Ferry Road, and Sainsbury's at Craigleith. Nearby Stockbridge is home to a wide variety of delicatessens, cafés, restaurants, butchers, and greengrocers, whilst both Craigleith Retail Park and Ocean Terminal provide a range of high-street stores. Recreational options include cycle paths and walkways along the Water of Leith, Royal Botanic Gardens, Inverleith Park, as well as the Ainslie Park Leisure Centre. There is a choice of well-regarded public and private schools close by, including Broughton High School, Edinburgh Academy and the iconic Fettes College.





Approx. Gross Internal Floor Area 73 Sq M / 791 Sq Ft.



Ground Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

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

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

