



20/2 Fettes Rise
FETTES | EDINBURGH | EH4 1QH


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solicitors & estate agents



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Simply stunning, spacious, two-bedroom ground floor flat forming part of a well-established modern development situated in the highly sought-after Fettes district of Edinburgh, north of the city centre.

This beautiful apartment has been tastefully decorated to an impeccable standard throughout and is offered to the market in genuine move-in condition. The large, open plan living/dining room is flooded with an abundance of natural light, and from here access is provided to the patio area and garden grounds to the rear of the property. The principal bedroom is of an excellent size and boasts a stylish ensuite shower room and integral wardrobe storage.

The second bedroom is also a well-sized double and similarly benefits from built-in wardrobe storage, and a modern family bathroom completes the internal accommodation.

Nearby amenities include Inverleith Park and the Royal Botanic Gardens, and the property is conveniently located to offer easy access to excellent public transport links.

Early viewing is highly recommended to appreciate everything that this impressive apartment has to offer.

- Spacious two-bedroom apartment
- Highly desirable location
- Open plan living/dining room
- Modern, well-appointed kitchen
- Principal bedroom with ensuite
- Second double bedroom with integral wardrobe storage
- Double glazed
- Ample storage throughout
- Excellent nearby amenities
- Easy access to public transport links
- Allocated parking space in secure underground garage with lift access to flat

Energy rating C, Council tax band F, Factor fee - Myreside approximately £500 per quarter.

All blinds, fixtures and fittings will be included in the sale of the property.

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



The highly regarded Fettes area is situated two miles from the City Centre. Some of Edinburgh's most attractive parklands are in the vicinity, including the Royal Botanic Gardens and Inverleith Park. The local Ainslie Park recreational centre offers an extensive range of sporting facilities. Nearby Stockbridge and Comely Bank offer a number of bespoke shops and eateries and Craighleith Retail Park is also near at hand. Excellent schooling, both state and independent, is well represented from nursery to senior level. Regular public transport services operate into Edinburgh, and the main commuting routes, including the M8, M9, Forth Road Bridge and Edinburgh International Airport, are also easily accessible.





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.