



Set within a peaceful development

Two-bedroom, top floor apartment



Set within the sought-after and peaceful Fettes Court development on Craigleith Road, this appealing top-floor, two-bedroom apartment offers bright, well-presented accommodation with attractive open views over beautifully maintained communal gardens. The property features a spacious dining lounge with double-aspect windows, flooding the room with natural light and creating an inviting living space. The breakfasting kitchen is fitted with modern units, and white goods are included in the sale. There are two comfortable bedrooms, both benefiting from built-in storage, along with a well-appointed family shower room. Additional storage is available throughout the property, including access to an attic. Externally, residents enjoy access to a generous car park, providing ample parking within this quiet and well-kept development. Ideally located within easy reach of the vibrant Stockbridge area, the property combines tranquillity with excellent local amenities.

Key Features

- Communal entrance
- Hall
- Lounge/dining
- Kitchen
- Two bedrooms
- Bathroom
- Attic
- Good storage
- Electric heating
- Double glazing
- Private residents parking
- Residents' communal garden

The factor for the development is Fior Asset & Property and a monthly payment of approximately £65 is required to cover buildings insurance, stair cleaning and garden maintenance



Craigeleith

Craigeleith is an increasingly desirable residential area just ten minutes' drive from Edinburgh's West End and the City Centre and a few minutes' walk to the Western General Hospital. First class retail amenities are to be found at Craigeleith Retail Park and excellent local shopping in Stockbridge only a short drive away. There are excellent schools in the vicinity in both state and private sectors. Leisure opportunities nearby include pleasant walks along the Water of Leith, Inverleith Park, The Royal Botanic Gardens and Murrayfield and Ravelston Golf courses. There are good road links via Queensferry Road to the City Bypass, Forth Road Bridge and Edinburgh International Airport.



Extras

All fitted floor coverings, blinds, light fittings, cooker, fridge freezer, dishwasher, washing machine, tumble dryer and shed are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbutnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

D

Home Report Valuation

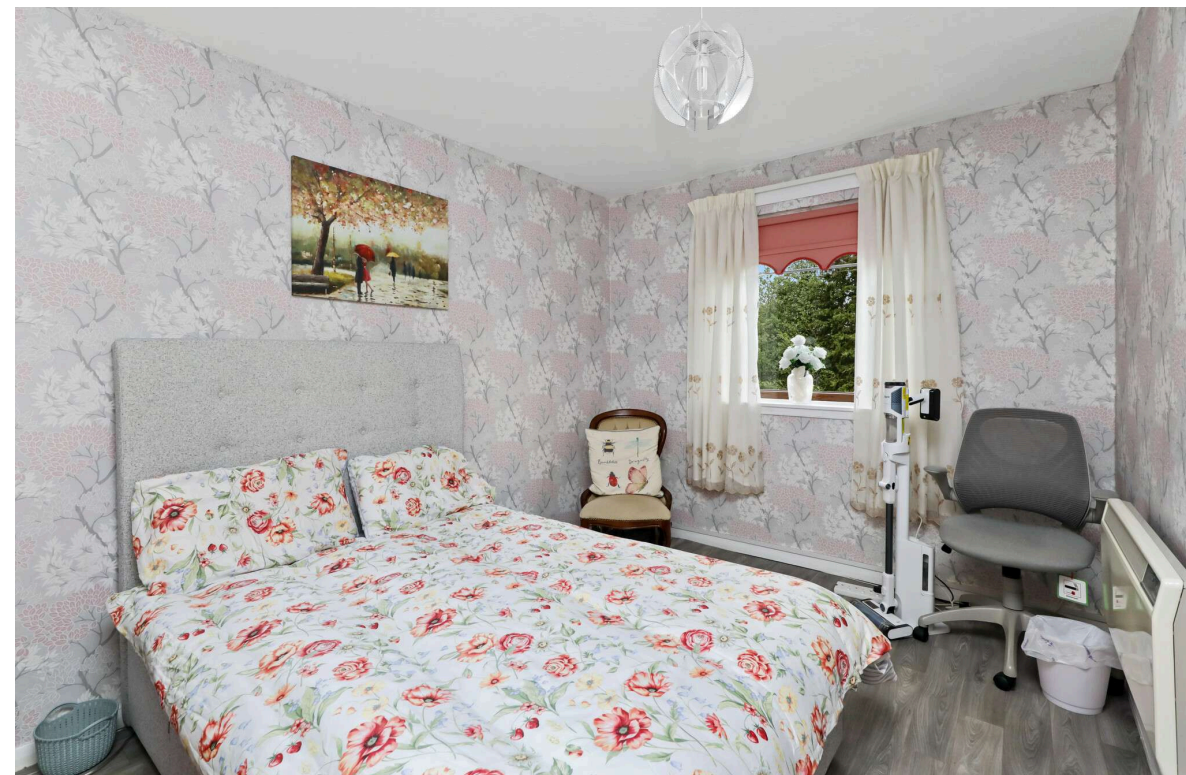
£250,000

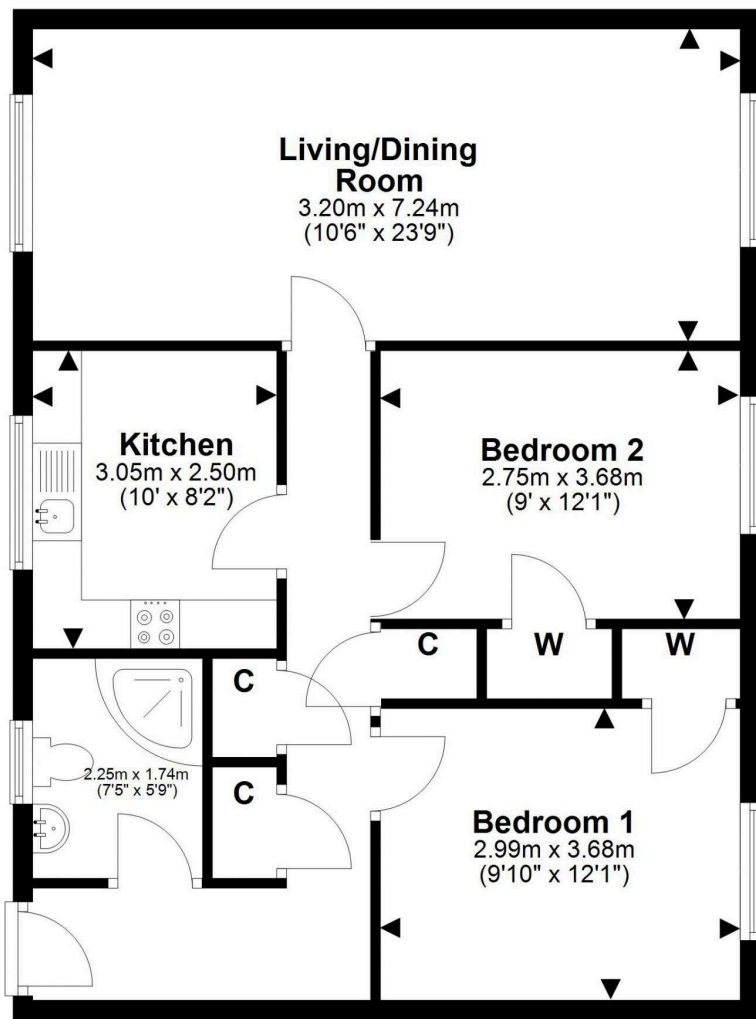
EPC Rating

E

Tenure

Freehold





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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