

9 NORTH WERBER PARK

FETTES, EDINBURGH, EH4 1SY

Welcome to a modern main-door upper apartment with three bedrooms, offering stylish interiors finished to exceptional standards, as well as a coveted location in Edinburgh's exclusive Fettes area.



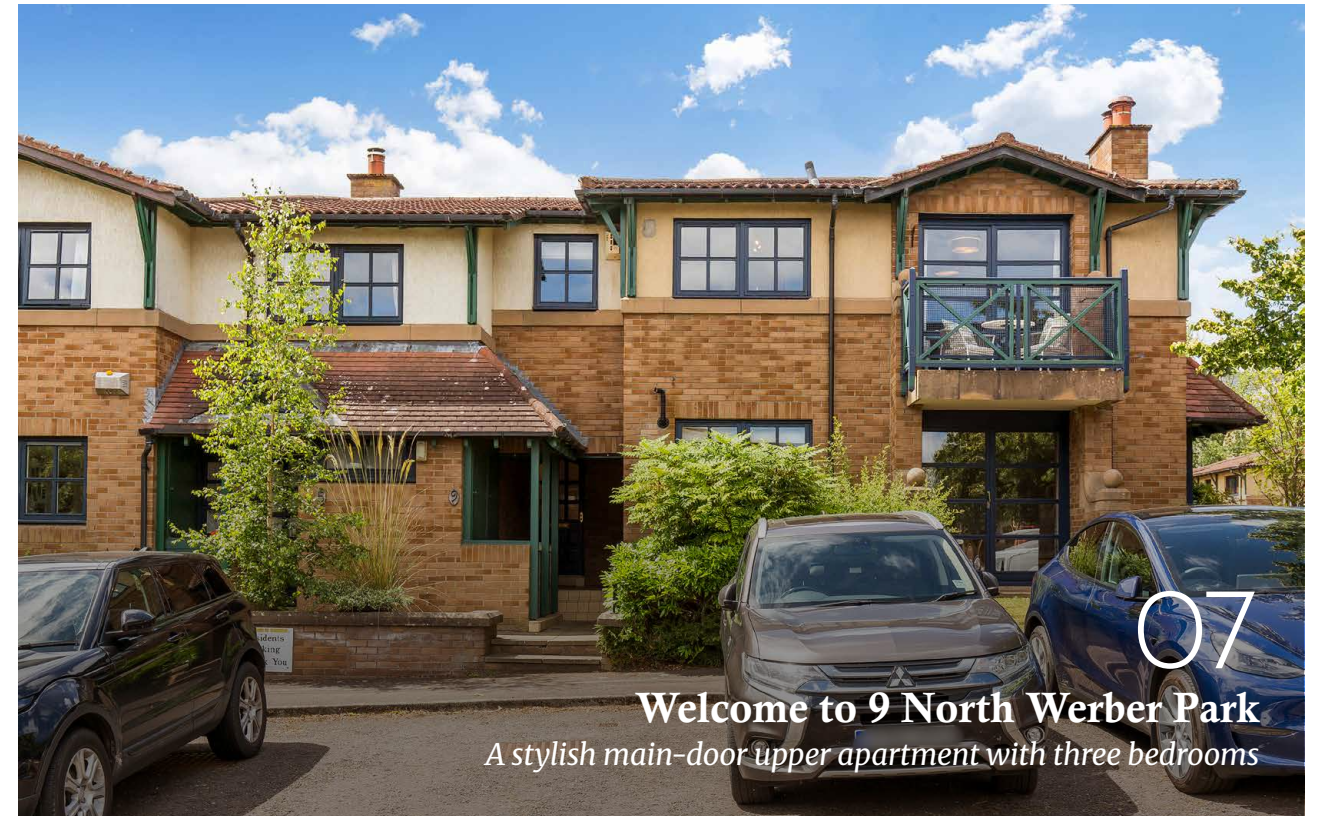


— The property expert behind the personalised service
MARK CULLERTON

Mark Cullerton is a highly respected figure in the Scottish property industry, renowned for his exceptional market acumen and unwavering commitment to integrity. With over 35 years of experience, he has built a loyal client base who value his unrivalled industry expertise and transparent, straightforward approach. Since its founding in 2017, Cullerton's Estate Agents & Property Consultants has earned multiple top industry awards—a testament to the bespoke, highly personalised service that Mark and his team provide across all aspects of property sales.

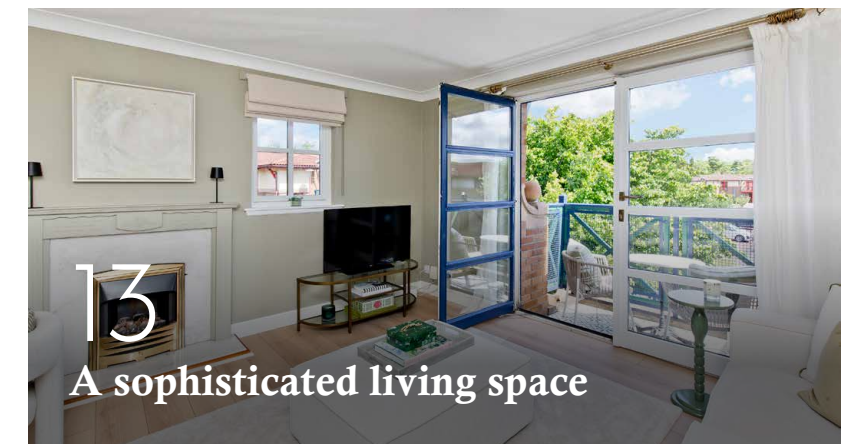
Mark Cullerton

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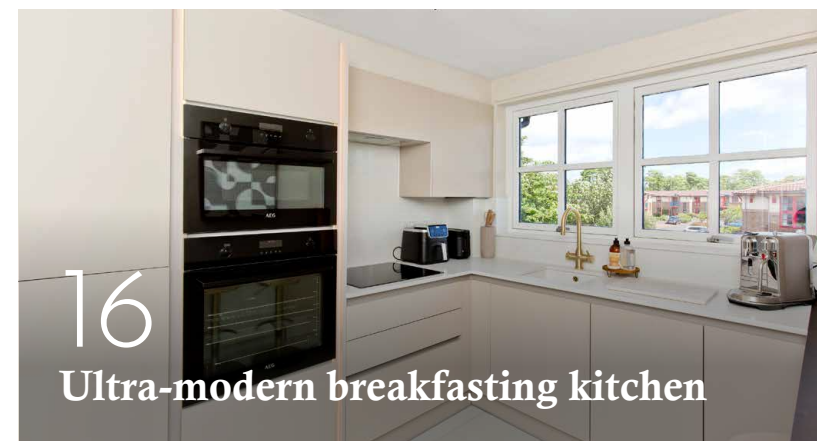


Welcome to 9 North Werber Park
A stylish main-door upper apartment with three bedrooms

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A sophisticated living space



Ultra-modern breakfasting kitchen

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Property Name

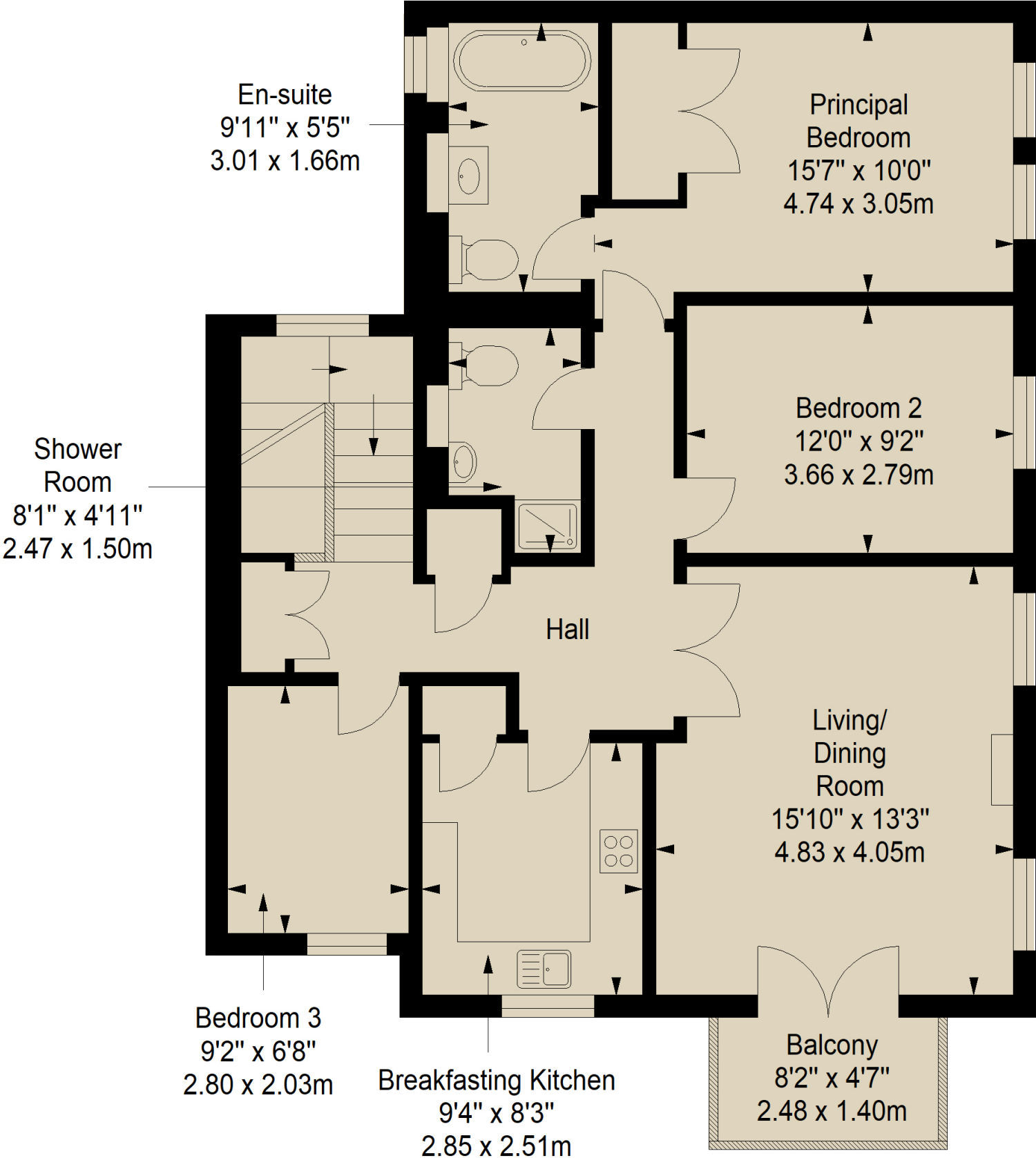
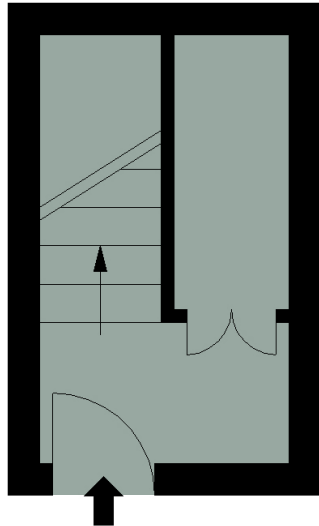
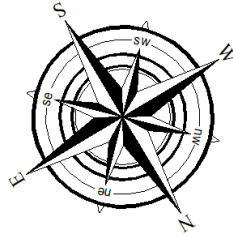
9 North Werber Park

Location

Fettes, Edinburgh, EH4 1SY

Approximate
total area:

94.3 sq. metres (1015.1 sq. feet)



A STYLISH MAIN-DOOR UPPER APARTMENT



This three-bedroom main-door upper apartment forms part of a much sought-after modern development, set besides the prestigious Fettes College. It is an exquisite home finished with the utmost care, incorporating beautiful interior design and premium fixtures throughout. The property further boasts spacious, light-filled rooms, which include a dual-aspect reception area and an on-trend breakfasting kitchen. A private balcony brings additional appeal, along with a luxurious en-suite bathroom and matching family shower room. Meanwhile, excellent storage ensures a clutter-free home, and private residents' parking brings further convenience. Altogether, this apartment is an exceptional property that will be in high demand.

GENERAL FEATURES

- High-end upper apartment with stylish interiors
- Part of a sought-after modern development
- Highly coveted location in exclusive Fettes
- Home Report value - £380,000
- EPC Rating - C

ACCOMMODATION FEATURES

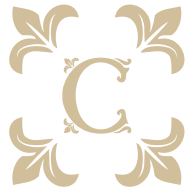
- Private front door at ground level
- Entrance area with built-in storage
- Bright hall with further built-in storage
- Large living/dining room with private balcony
- Ultra-modern kitchen with a breakfast bar
- Two double bedrooms (one with wardrobes)
- Versatile third bedroom/office/sitting area
- Luxurious three-piece en-suite bathroom
- Matching three-piece family shower room
- Gas central heating and double glazing

EXTERNAL FEATURES

- Communal garden that is well maintained
- Private residents' parking and visitors' spaces



9 North
Werber Park



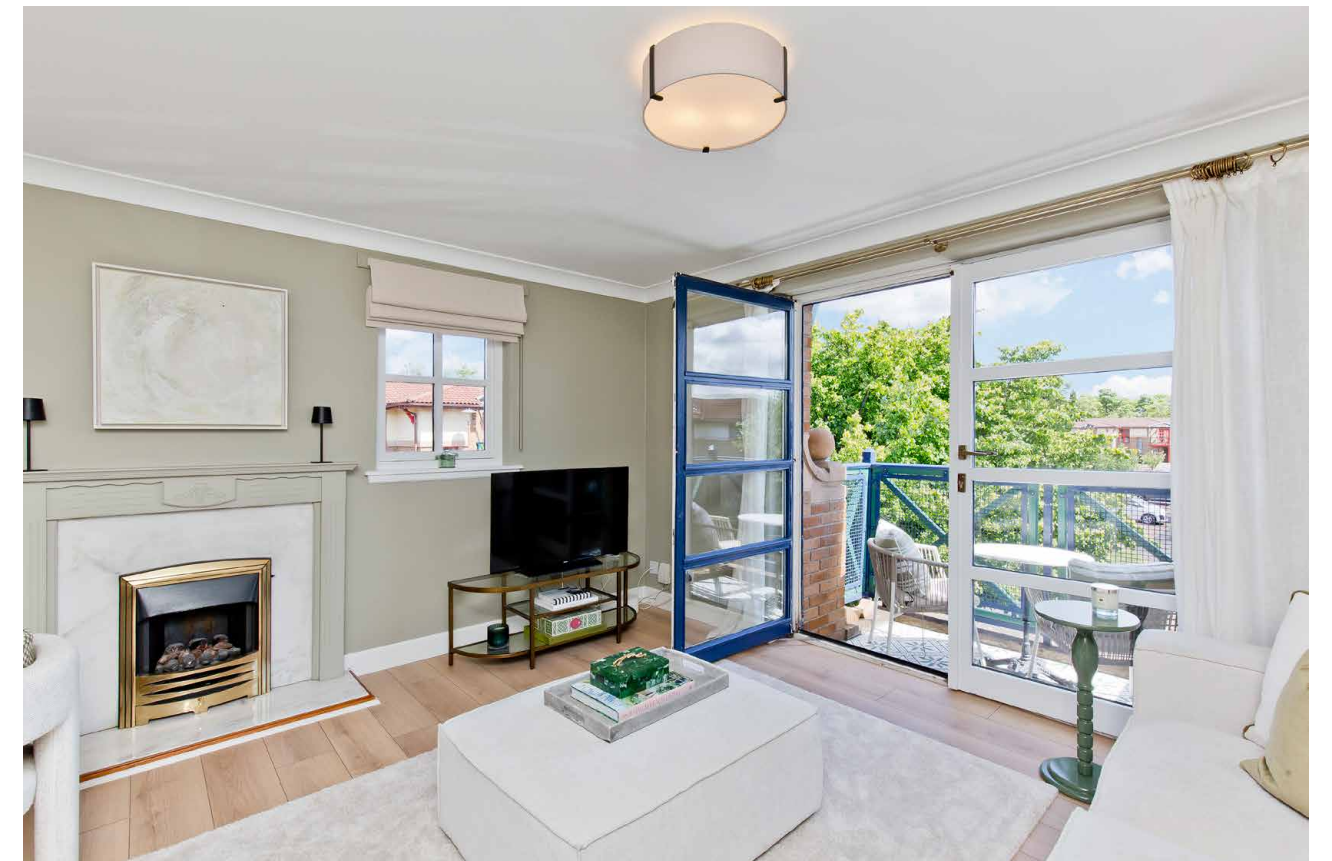
STEP INSIDE

*a modern home with
impeccable styling*

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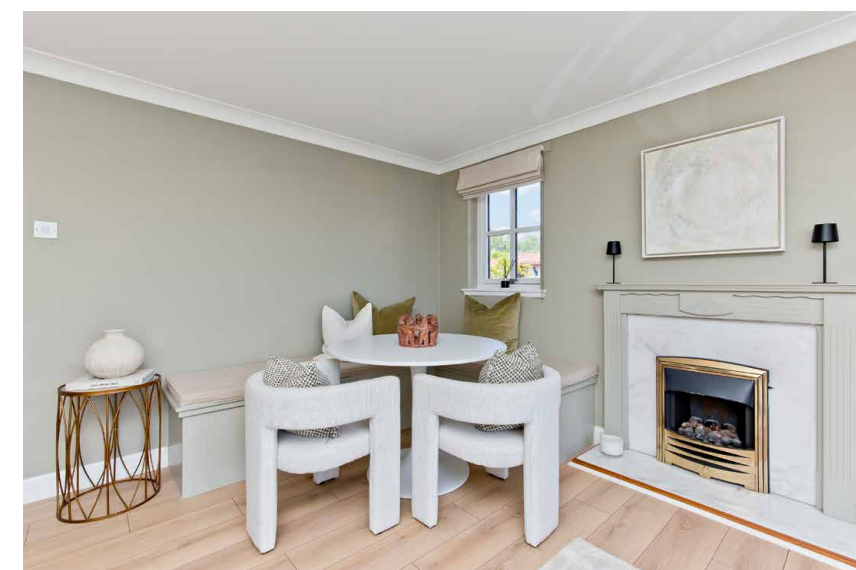
he home's private front door is at ground level, opening to an entrance area with built-in storage and stairs leading up to the bright first-floor hall (which has further storage as well). It is a wonderful first impression, especially with the hall's styling that defines the apartment's impeccable standards.





SOPHISTICATED

living space with a private balcony



Covering over 200 square feet, the living/dining room has spacious dimensions to accommodate comfortable furniture for unwinding and dining. It pairs subtle décor with a rich wood-toned floor (also found in the hall) to create a sophisticated environment for daily use. maintained development.

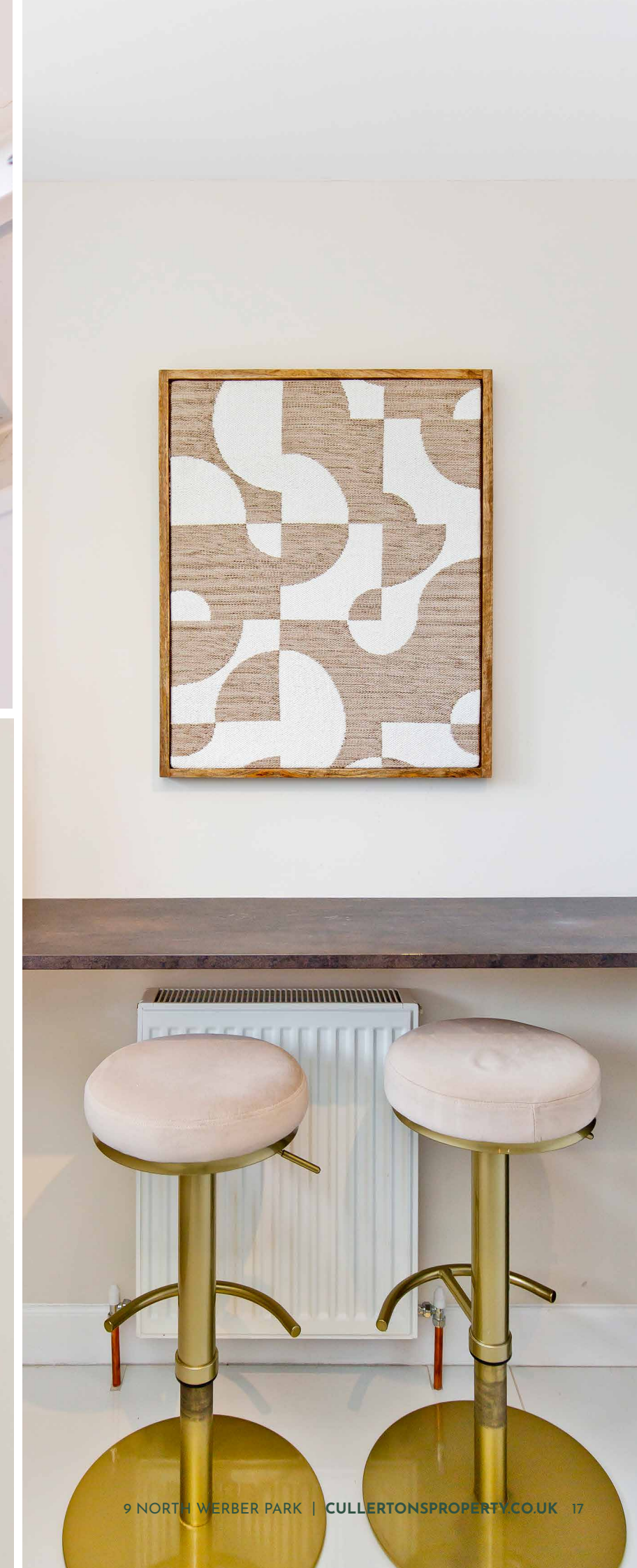
A focal-point fireplace complements the colour scheme, adding another layer of refinement. In addition, dual-aspect glazing ensures a flood of daily light, including French doors that open out onto a private balcony offering delightful views over the neatly maintained development.



ULTRA-MODERN

breakfasting kitchen designed to impress

Enjoying an ultra-modern aesthetic, the kitchen has an elegant design, enhanced by an understated colour palette. It features sleek, handle-less cabinetry alongside quartz splashbacks and worktops, giving way to a timber-toned breakfast bar for relaxed meals. Integrated appliances complete the stylish look, creating a smooth and continuous finish (double oven, ceramic hob, concealed extractor, fridge/freezer, and dishwasher). Furthermore, an instant boiling water tap and a built-in cupboard provide another touch of practicality.



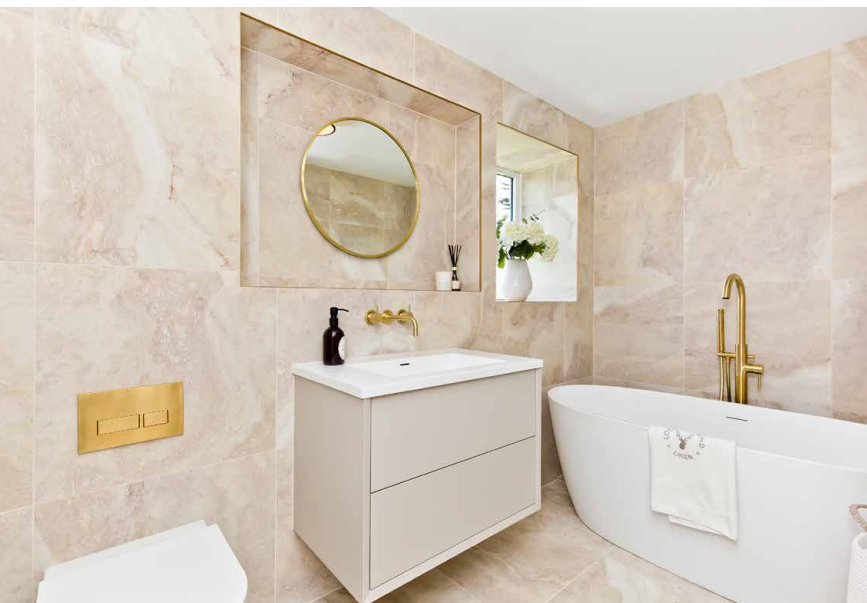


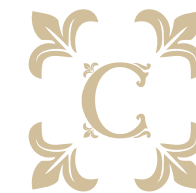


THE PRINCIPAL BEDROOM

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he principal bedroom is particularly impressive, enjoying a large footprint that includes built-in wardrobes and a contemporary en-suite bathroom.





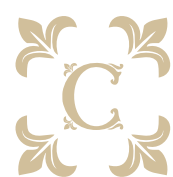
REMAINING BEDROOMS

Flexible bedrooms finished with care

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he three bedrooms maintain the high care found throughout. The second bedroom is also a spacious double, whereas the third bedroom is a versatile

space that could alternatively be used as an office or as a cosy sitting area (as currently arranged). Together, the bedrooms ensure plenty of flexible space for professionals and small families alike.



A luxurious en-suite and family shower room

The principal bedroom's en-suite and the family shower room both have matching styles, ensuring design continuity and the highest standards. Both have the fashionable combination of premium tile work and a white three-piece suite, accented by gold-coloured finishings. Hidden-cistern toilets and floating washbasins add to their appeal, with the en-suite further boasting a deep-soak (double-ended) freestanding bathtub. The family shower room, on the other hand, features a step-in cubicle with a drenching rainfall showerhead.

Gas central heating and double-glazed windows ensure a comfortable living environment all year round.

Extras: all fitted floor coverings, light fittings, and integrated kitchen appliances to be included in the sale.

THE BATHROOMS



A COMMUNAL GARDEN

and residents' parking

Externally, the development has a well-maintained communal garden that is ideal for relaxing in the sun while getting to know the neighbours. It also provides private residents' parking and ample spaces for visitors as well.

Factor: the development is factored by Element for the approximate fee of £45 per month. This cost covers the upkeep and maintenance of communal areas, including the garden, and block buildings insurance.

A LEAFY AND EXCLUSIVE SUBURB



FETTES, EDINBURGH



FETTES, EDINBURGH

SCHOOLS

State Schools: Flora Stevenson
Primary School, Broughton
High School

Independent Schools: Fettes
College, Edinburgh Academy,
St. George's School for Girls

CULTURE

Scottish National Gallery of
Modern Art One, Scottish
National Gallery of Modern
Art Two, Independent
galleries, The Adam Pottery,
Stockbridge Library

SHOPPING

Positioned within easy
reach of Craigmile Retail
Park and the outstanding
amenities of fashionable
Stockbridge

#1

EXCLUSIVE LOCATION WITH HIGHLY REGARDED SCHOOLING

ying a short distance north of the city centre is the leafy and exclusive suburb of Fettes; superbly located for easy access to some of the capital's finest green spaces, shopping areas and renowned cultural venues. Neighbouring the charming suburb of Stockbridge, with its lovely village feel, Fettes is within walking distance of a great selection of independent shops, cafes, and award-winning pubs and restaurants. The area is equally well placed for convenient supermarket shopping, whilst nearby Craigmile Retail Park is home to a number of high-street outlets. For cultural attractions, The Scottish National Gallery of Modern Art, with its world-class exhibitions and collections at Modern One and Modern Two, is just a short stroll away from Fettes, while beautiful Inverleith Park, the Royal Botanic Garden Edinburgh, the Water of Leith Walkway are all easily accessible. Residents of Fettes also have a wealth of indoor sport and fitness facilities right on their doorstep. Though most famous for its prestigious private school, Fettes College, Fettes is also within the catchment area for excellent state schooling. The area is served by excellent transport links into the city, and further afield, and also offers convenient access to Edinburgh City Bypass and the M8/M9 motorway network.



LOCATION



Fettes

TRANSPORT



Bus – 19, 21, 22, 37, 38,
106

Tram Stop – West End
(1.9 mile)

Train Station –
Haymarket (2.1 mile)

Airport – Edinburgh
International (7.4 miles)



SPORTS

Westwoods Health Club,
Ainslie Park Leisure
Centre, Edinburgh
Academics Sports
Ground, The Grange Club,
Glenogle Swim Centre

FOOD & DRINK

Close to some of
Edinburgh's best
restaurants, including the
fine dining establishments
in Stockbridge

PARKS

Royal Botanic
Gardens, Inverleith
Park, Telford Path,
The Water of Leith
Walk and Cycle way

— *Where truly bespoke service is the cornerstone of our ethos*

WELCOME TO CULLERTON'S

At Cullerton's, every client enjoys the dedicated expertise of a seasoned consultant who personally oversees the sale or purchase of their property from inception to completion—without exception.

Whether buying, selling, developing, or investing, we provide unwavering representation at every stage. Our distinguished team of consultants, coupled with our multiple award-winning service, is further enhanced by the finest marketing materials in the Scotland — ensuring our clients gain a distinct advantage in an ever-evolving international property market.

To discover how our bespoke, high-level service can best assist you, we warmly invite you to visit our office on St Stephen Street, Stockbridge. Alternatively, for a discreet and confidential consultation, one of our consultants would be delighted to meet with you at a time of your convenience.

— *Contact us*

74 St Stephen Street, Edinburgh, EH3 5AQ
0131 225 5007
info@cullertonsproperty.co.uk
www.cullertonsproperty.co.uk



— *Property Consultant*

MARK CULLERTON



For further information on this property, or to arrange a viewing, contact Mark, who will be delighted to assist you.

07931 378008
mark@cullertonsproperty.co.uk

— *About Mark*

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Since its founding in 2017, Cullerton's Estate Agents & Property Consultants has earned multiple top industry awards—a testament to the bespoke, highly personalised service that Mark and his team provide across all aspects of property sales.

Mark lives in Blackhall with his family and is, at heart, a devoted family man. Warm, sociable, and down-to-earth, you will find him in his kitchen, where he loves nothing more than cooking up a storm for family and friends. Whether spending quality time at home, running around after one of his three sons, or teeing off with friends, Mark brings the same spirit of care and connection to all he does.



CULLERTON'S

ESTATE AGENTS | PROPERTY CONSULTANTS

74 ST STEPHEN STREET, EDINBURGH, EH3 5AQ

0131 225 5007

WWW.CULLERTONSPROPERTY.CO.UK

INFO@CULLERTONSPROPERTY.CO.UK



SCAN TO DISCOVER MORE

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