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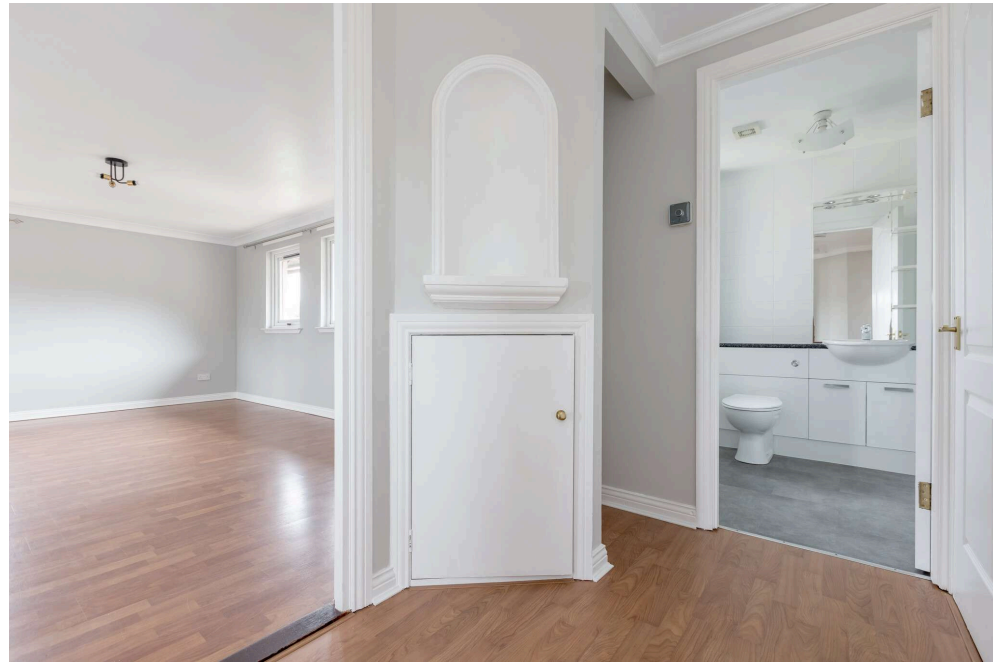
2/12 North Werber Place,  
EDINBURGH,  
EH4 1TE



- Newly redecorated and easily manageable Top Floor Flat forming part of this modern yet mature residential development in a quiet position off Crewe Road South
- Excellent local amenities and facilities
- Entrance vestibule
- Reception hall
- Sunny lounge/dining room with dual aspect and fine open views
- Fully fitted kitchen with gas hob, electric oven, cooker hood, washing machine, dishwasher & fridge/freezer
- Two double bedrooms with built-in double wardrobes
- Bathroom with white suite & shower
- Gas central heating with combination boiler
- Double glazing
- Landscaped shared gardens
- Private residents parking
- Secure entry system
- Attic storage

Offers Over : £240,000









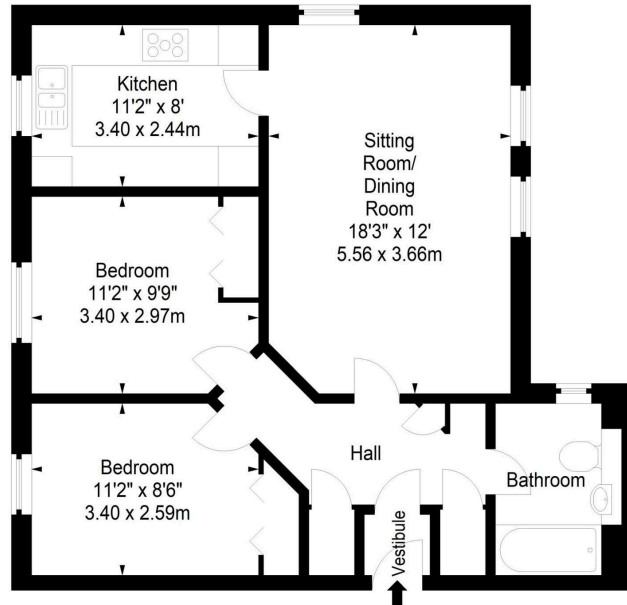
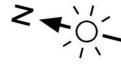




North Werber Place,  
Edinburgh,  
Midlothian, EH4 1TE



Approx. Gross Internal Area  
694 Sq Ft - 64.47 Sq M  
For identification only. Not to scale.  
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Third Floor



21 York Place, Edinburgh, EH1 3EN

Tel: 0131 555 2999

Fax: 0131 555 5450

[camsmith.co.uk](http://camsmith.co.uk)



#### Extras

All fitted carpets and fitted floor coverings, gas hob, electric oven, cooker hood, washing machine, dishwasher and fridge/freezer.



#### Buses

19, 22, 24, 29, 37 & 38 from nearby Crewe Road South.



#### Shops

Waitrose at Comely Bank, Sainsbury's at Craighleith, Morrison's at Ferry Road and Tesco at Canonmills.



#### Schools

Flora Stevenson Primary School, Holy Cross RC Primary School, Broughton High School and St. Thomas of Aquin's RC High School.



#### Parking

Private residents parking is available on North Werber Place itself.



Council Tax Band E



EPC D



#### Factor

James Gibb Approx. £230 per quarter for block building insurance, communal stair cleaning and maintenance to the communal garden areas



#### Viewing

Telephone Campbell Smith on  
0131 555 2999

#### DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.