

COULTERS[©]

34/2 EAST FETTES AVENUE

FETTES, EDINBURGH, EH4 1RE

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

This stylish ground floor flat is beautifully presented and situated within a highly desirable modern development in the popular Fettes area. The heart of the home is the expansive sitting room, where a dual-aspect design floods the space with an abundance of natural light. This versatile room offers plenty of space for both relaxation and formal dining, making it perfect for entertaining guests or enjoying quiet evenings in. Adjacent to the living area, the stylish kitchen is thoughtfully designed with ample cabinet storage and generous work surfaces, catering perfectly to culinary enthusiasts.

KEY FEATURES



A stylish and bright ground floor flat.



Two bedrooms, one with built-in wardrobes.



Well maintained shared garden.



Private single garage and private residents parking.



Within a short stroll of Inverleith Park.



Stockbridge amenities are within close proximity.



EPC Rating - C



Council Tax Band - E





The accommodation features two light-filled bedrooms. The principal bedroom is a particularly generous double, benefiting from excellent storage solutions in the form of two double built-in wardrobes. Serving the bedrooms is a contemporary three-piece shower room, complete with a large, modern walk-in shower.

Outside, the property offers fantastic practical advantages, including a private single garage perfect for secure parking or extra storage. The development is surrounded by beautifully kept shared garden grounds, creating a lovely outdoor setting. Additionally, residents enjoy access to a private car park, making parking completely hassle-free.





THE LOCAL AREA

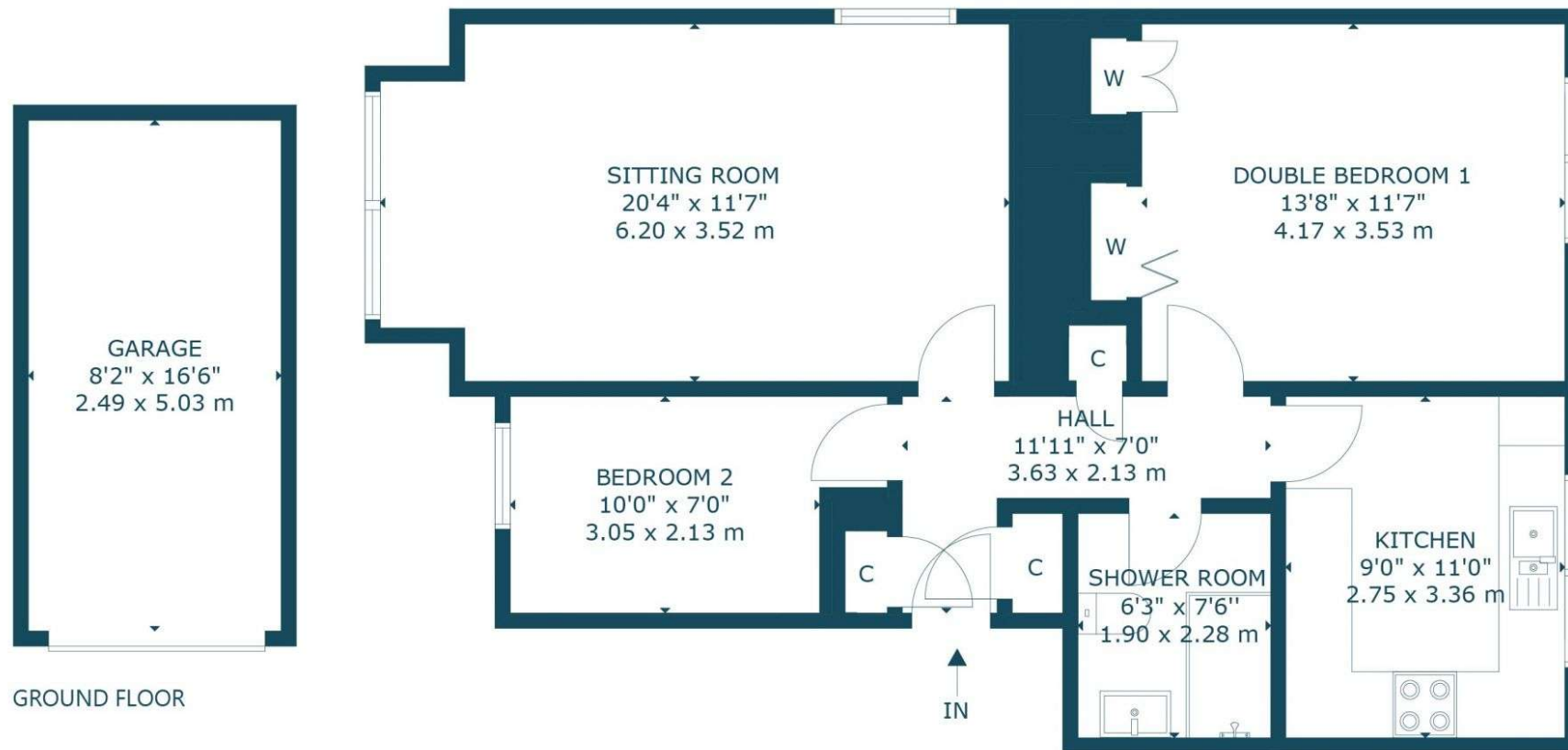
Fettes is a prime residential area two miles north of Edinburgh's City Centre. The area enjoys excellent leisure and recreational opportunities with the picturesque Royal Botanic Gardens and Inverleith Park nearby. Ainslie Park Leisure Centre minutes from the property has a swimming pool, gym, and fitness classes, and there are further award-winning facilities at Westwood's Health Club and The Village Hotel. Nearby Stockbridge offers an excellent range of restaurants, cafes and bars. Larger shopping requirements are met at Morrisons only a few minutes from the property, as well as Waitrose at Comely Bank and Craighleith Retail Park which houses a Sainsbury's and a Marks and Spencer. The Western General Hospital is within easy walking distance. The property lies in the catchment area of Flora Stevenson Primary School and Broughton High School. Some of Edinburgh's finest private schools nearby include Fettes College and The Edinburgh Academy. The area benefits from excellent transport links with regular bus services taking you into Edinburgh City Centre, and the M8, The Queensferry Crossing, and Edinburgh International Airport, are all easily accessible.



EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price. Please note that the current washing machine is excluded from the sale, but a replacement washing machine will be installed and included.





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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 751 SQ FT / 70 SQ M
 GARAGE 135 SQ FT / 12 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.