










Offers Over
£460,000

8 West Werberside

Fettes | Edinburgh | EH4 1SZ

A most appealing mid terraced villa, enjoying a peaceful cul-de-sac setting within a beautifully maintained modern development, in the capital's desirable Fettes district.

-  3 bedrooms
-  1 public room
-  2 bathrooms
-  Residents parking
-  Private rear garden
-  EPC rating – C
-  Council tax band- F



Description

Rarely available on the open market, the house offers well-proportioned and flexible family living, within easy reach of the city centre and some of the capital's most picturesque green spaces.

The ground floor accommodation briefly comprises: entrance hallway with built-in storage cupboard, convenient downstairs WC and stair to the upper level, generously sized reception/dining room with laminate flooring, fresh modern décor and space to allow for a variety of furniture configurations, sun room leading out to the rear garden, and stylish contemporary kitchen with coordinated worktops, splash back, range style cooker and display shelving.

On the upper level you have a spacious principal bedroom with a pleasant open outlook over the adjacent communal garden grounds, fitted wardrobes and an attractive modern en-suite with rolltop bath, a further good sized double bedroom which enjoys a sunny south facing aspect, a generous single bedroom which would work well as a child's bedroom or study, and stylish modern shower room with WC, basin with storage and walk-in shower area.

This property has been subject to virtual staging to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

All light fittings, blinds, floor coverings, fixtures, white goods and integrated appliances are included.

Gardens, Parking and Factor

There is an abundance of residents parking to the front of the house and the development has a variety of well-kept communal gardens scattered throughout. The gardening is managed by Element Factors for a modest annual fee of approximately £400. To the rear is a light low maintenance private garden, bordered by mature hedgerow, with good potential to cultivate further.

Viewing

By appointment through Neilsons (0131 625 2222).





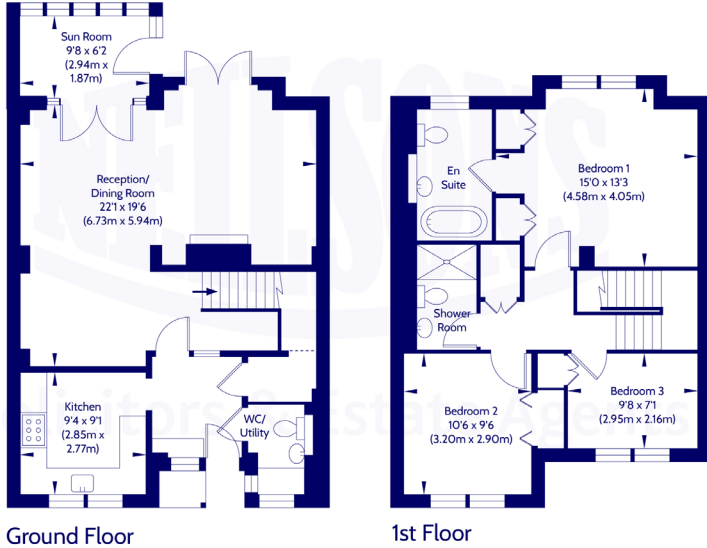
Location

Fettes is a peaceful, highly regarded area situated to the north of the City Centre, within walking distance of the fashionable areas of Stockbridge and Comely Bank which offer a great selection of bespoke shops, a large Waitrose and some of the City's finest bars, restaurants and cafes. The area is also well served by various supermarkets and additional amenities available at Craigleith Retail Park which is a short drive away. The beautiful Royal Botanic Gardens and Inverleith Park are close by. Primary and secondary schooling are available locally in both the public and private sectors. Regular public transport services operate into Edinburgh and surrounding areas. For the commuter there is convenient access to the M8, M9, City Bypass, Queensferry Crossing and Edinburgh Airport.





Approx. Gross Internal Floor Area 118 Sq M / 1272 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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