










Offers Over
£190,000

1/9 North Werber Place

Fettes | Edinburgh | EH4 1TE

Situated within a peaceful and leafy residential development in the highly sought-after Fettes district, this well-maintained and generously proportioned second-floor flat offers an excellent opportunity for first-time buyers, professionals, downsizers and investors alike. The property enjoys a desirable setting close to the Western General Hospital, with a wealth of local amenities, green spaces and excellent transport links readily accessible.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Residents Parking
-  Communal Gardens
-  EPC Rating – B
-  Council Tax Band - D



Description

The accommodation is entered via a welcoming vestibule leading into the main hallway, which benefits from two useful storage cupboards, providing practical everyday storage solutions. The bright and spacious reception room is enhanced by two large windows that allow an abundance of natural light to flood the space. Finished with attractive laminate flooring, the room offers ample space for both lounge and dining furniture, creating a versatile and comfortable living environment ideal for relaxing or entertaining. The kitchen is fitted with an excellent range of wall and base units, offering plentiful storage and worktop space. A breakfast bar provides an informal dining area, while a combination of integrated and freestanding appliances are included in the sale, ensuring the kitchen is ready for immediate use. The generously sized double bedroom provides comfortable accommodation and benefits from fitted carpeting and built-in wardrobes with bi-fold doors, maximising both storage and floor space. The contemporary bathroom is fitted with a modern three-piece suite and features a thermostatic shower positioned over the bath, complemented by stylish grey wall tiling and vanity storage for a sleek and practical finish.



The development is upkept and maintained by the factor James Gibb at a cost of approx. £85 PCM.

Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings. While furniture in the property may be made available.

Gardens & Parking

Externally, residents enjoy access to beautifully maintained and professionally landscaped communal gardens, providing an attractive outdoor setting for relaxation and recreation. Further benefits include a secure entry system for added peace of mind and ample residents' parking within the development.

Viewing

By appointment through Neilsons (0131 625 2222).





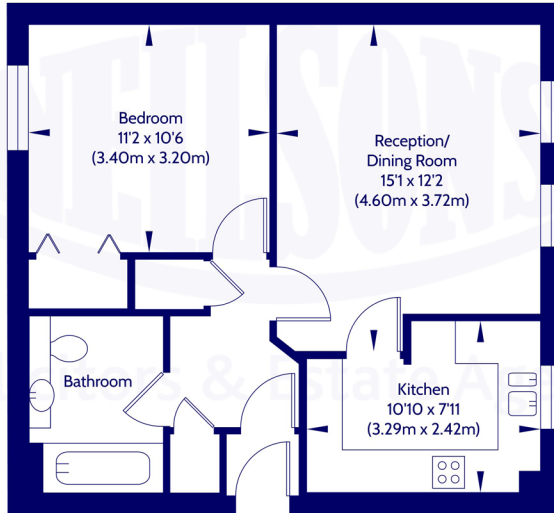
Location

Fettes is a highly desirable residential area of Edinburgh, offering a peaceful setting with excellent access to the city's vibrant amenities. Bordering the popular districts of Stockbridge, Comely Bank, and Inverleith, residents can enjoy the nearby Inverleith Park and the Royal Botanic Garden, perfect for walking, running, and outdoor leisure. The area is also within easy reach of a variety of independent cafés, trendy bars, boutique shops, and wellknown retailers. Practical everyday needs are well catered for, with large supermarkets Waitrose and Morrisons close by, and Craigeith Retail Park just a short drive away. There are also a range of gyms and fitness centres, including the Westwood Health Club and Village Gym only a short walk away, as well as many local sports clubs in the nearby area. For young professionals, the area offers excellent transport links, with regular bus services providing swift connections to the City Centre, Edinburgh's business districts, and the West End.



Approx. Gross Internal Floor Area 47 Sq M / 511 Sq Ft.

2nd Floor



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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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