



RALPH SAYER
SOLICITORS & ESTATE AGENTS

11/1 West Winnelstrae

Fettes, Edinburgh EH5 2ET

11/1

West Winnelstrae

This quiet one bedroom ground floor flat is nestled away on a small, secluded development, in leafy Fettes. Just north of the city centre, the property is a short walk from the lovely Inverleith Park and the vibrant area of Stockbridge. The flat offers an ideal home for professionals or those hoping to invest in the rental market.

Forming part of a modern development, with residents parking, the flat boasts immaculate internal accommodation. Accessed via a secure entry system, the flat welcomes you into an inviting hallway. Directly ahead lies the well-proportioned reception area, which offers ample space for lounge and dining furniture. West-facing twin windows bathe the space in an abundance of natural light. Next door is a generous kitchen fitted with stylish sleek white cabinets and comes complete with all appliances. Completing the internal accommodation is a good-sized double bedroom with built-in wardrobes, and a tasteful bathroom, featuring a shower over-bath.

Property Summary

- Modern ground floor flat
 - Spacious living/dining room
 - Stylish fitted kitchen
 - Double bedroom
 - Stylish three-piece bathroom
 - Gas central heating & double glazing
 - Ample residents parking areas with one allocated parking space
 - Communal grounds to side and rear
- EPC Rating - C | Council Tax Band - C

West Winnelstrae Association charge an annual fee of £100, for maintenance of West Winnelstrae grounds

Extras: fitted floors, light fittings, blinds, and all kitchen appliances, to be included in the sale.



Home Report Value - £175,000





Small,
secluded
development
in leafy
Fettes





Let us help you find your next
dream property!



RALPH SAYER
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com

0131 225 5567

www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP



CHARTERED FIRM

Zoopa.co.uk rightmove OnTheMarket.com

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Ground Floor

Approx. 42.3 sq. metres (454.9 sq. feet)

Location



NEARBY INVERLEITH PARK

Fettes is a highly desirable area located approximately 2.5 miles to the north of the city centre. It is known for its leafy appearance, treelined avenues and extensive open parkland. The Royal Botanic Gardens and Inverleith Park are on your door step, and a short walk through the park, takes you into vibrant Stockbridge, with its boutique, independent specialist shops, buzzing cafe culture and superb eateries, such as Tom Kitchens' Scrان and Scallie and the refurbished Raeburn Hotel. A variety of food shopping options are on offer, with a Morrisons on Ferry Road, a Waitrose at Comely Bank, and a Sainsbury's and Marks and Spencers, can be found at nearby Craigleith Retail Park. Additional leisure opportunities include, Ainslie Park, Westwoods Private Health Club and the Village Urban Health Club and Spa. An excellent choice of state and private schooling can be found within the local area, including the renowned, Fettes College.