










Fixed Price

£189,000

11/4 West Winnelstrae

North Fettes | Edinburgh | EH5 2ET

This impressive first-floor apartment is quietly situated at the end of a peaceful cul-de-sac, forming part of an established development in the highly regarded residential area of North Fettes. Ideally located, the property benefits from close proximity to a range of local amenities and excellent transport links, making it a convenient choice for city living. Presented in true move-in condition, it will particularly appeal to first-time buyers and professionals seeking a comfortable and stylish home.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Allocated and Visitors Parking
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band - C



Description

The accommodation opens into a welcoming hallway, complete with useful storage. The bright sitting room enjoys a pleasant front-facing aspect, with open outlook. Enhanced by two windows that allow an abundance of natural light to fill the space, finished with carpeted flooring and modern décor, the room also features an attractive focal fireplace and wall uplighters, creating a warm and inviting living area. It is equipped with full fibre broadband. To the rear, with a green wooded outlook, the stylish fitted kitchen has feature lighting, is well organised with pull out larders and offers a good range of wall and base units, providing ample storage and workspace. It is equipped with a washer/dryer, integrated fridge, built under electric oven and gas on glass hob. There is sufficient space for a dining table, making it ideal for daily use. The double bedroom, overlooking a wooded area, is quietly located to the rear of the property. Well proportioned and with carpeted flooring, designer feature wallpaper, along with mirror-fronted built-in wardrobes with bespoke interior, provides excellent storage. The bathroom is fitted with a three-piece white suite, including a rainfall shower over the bath, an extractor fan and shaver point. It is finished in a clean and contemporary style.



West Winnelstrae Residents' Association charge approximately £85 per annum for maintenance of the common areas.

Extras

The property shall be sold with all fixtures, fittings, kitchen appliances, fitted floor coverings, blinds, pelmets, curtains and all light fittings. The property may be sold with furniture.

Gardens & Parking

Externally, the building is set within a well maintained communal, private garden, offering a pleasant, quiet outdoor area for residents to enjoy. The property further benefits from an allocated parking space with additional visitor parking in the car park.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

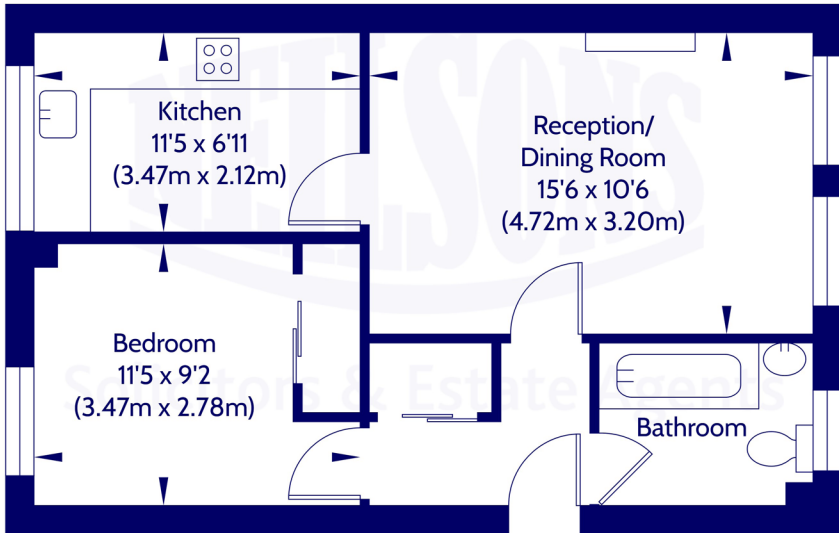
North Fettes is a peaceful, highly regarded area, situated to the north of the City Centre, within walking distance of Stockbridge and Comely Bank, offering a great selection of shops, and some of the City's finest bars, restaurants and cafes. The area is well served by various supermarkets, including Waitrose at Comely Bank and Morrisons is a few minutes walk away on Ferry Road. There are an array of shops at Craigleith Retail Park, including Sainsburys and M&S, a short drive away. The Royal Botanic Gardens and Inverleith Park are close by together with the Ainslie Park recreational centre and the Village Gym fitness centre at Crewe Toll. Western General Hospital and Police HQ are within walking distance. There are regular bus services into the city and surrounding areas. For the commuter there is convenient access to the M8, M9, City Bypass, Edinburgh Airport and Fife.





Approx. Gross Internal Floor Area 42 Sq M / 448 Sq Ft.

1st 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.



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