



Solicitors & Estate Agents



Offers Over

£195,000

9/4 North Werber Place

Fettes | Edinburgh | EH4 1TF

Beautifully presented and fully refurbished to an exceptional standard, this stunning first floor flat forms part of a leafy modern development in the highly desirable Fettes area. Offering bright, contemporary interiors, well proportioned accommodation and a high quality finish throughout, the property is ideally suited to first time buyers, professionals and those looking to downsize. Conveniently located close to excellent local amenities, transport links and picturesque green spaces, this is a fantastic property in a sought after residential setting.

 1 bedroom

 1 public room

 1 shower room

 Landscaped communal grounds

 Residents parking

 EPC rating – C

 Council tax band – D



Description

An entrance vestibule welcomes you to the property and leads into the hallway, which features two storage cupboards, one of which is particularly generous in size. The light and airy lounge enjoys twin windows, allowing plenty of natural light to flood the room, and flows seamlessly into the stylish kitchen, fitted with an ample range of wall and base units with co-ordinated worktops and splashbacks. The double bedroom enjoys a peaceful outlook over the gardens and features attractive wall panelling and a built-in wardrobe. Completing the accommodation is the luxurious shower room, fitted with a crisp white suite, walk-in shower cubicle and heated towel rail. The property further benefits from a secure entryphone system, gas central heating and double glazing.



Extras

Included in the sale will be the induction hob and electric oven, and integrated microwave, fridge/freezer, and washing machine.

Gardens & Parking

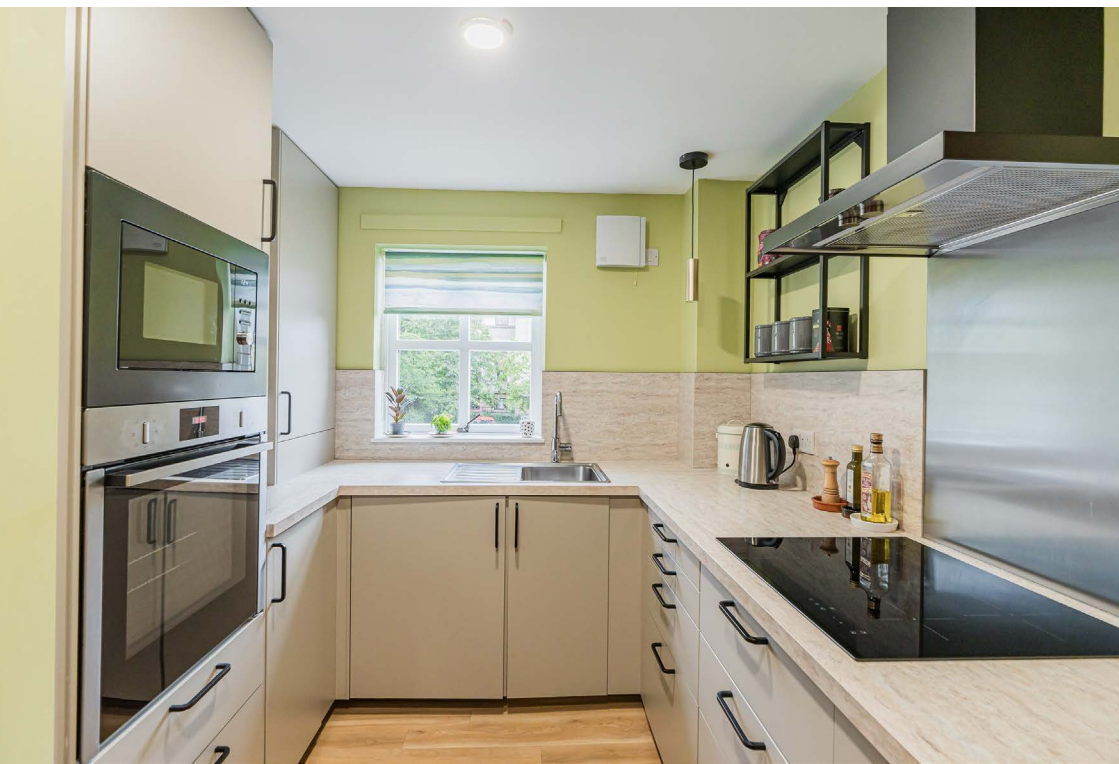
The development is surrounded by beautifully maintained, landscaped communal garden grounds, creating an attractive and well kept setting, and there is ample residents' parking available for added convenience.

Factoring

The communal areas and grounds around the development are maintained by James Gibb at a cost of approximately £55 per month (with a float of £175) and this also includes buildings insurance.

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 Craighleith 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 53 Sq M / 566 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.



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



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