



7/2 North Werber Place, Edinburgh

Offers Over £189,000



7/2 North Werber Place

Edinburgh

Stunning ground floor one-bedroom flat in EH4. Spacious lounge, modern kitchen, stylish shower room, off-street parking. Walk-in condition. Early viewing recommended. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Hallway

6' 4" x 7' 10" (1.93m x 2.39m)

A bright and spacious hall with access to the lounge, shower room and bedroom. The bedroom benefits from two good-sized storage cupboards, vinyl flooring, a central ceiling light and a radiator.

Lounge

13' 7" x 12' 4" (4.15m x 3.75m)

A beautifully bright and spacious lounge offering plenty of room for a range of freestanding furniture, with ample space for a dining table and chairs. The room benefits from three windows to the side and rear, allowing an abundance of natural light to flood the space and creating a lovely, welcoming atmosphere. The lounge features quality carpet flooring, inset ceiling spotlights and radiators, with direct access to the kitchen. A fantastic, versatile reception room with plenty of space for both relaxing and entertaining.

Kitchen/Breakfast room

10' 8" x 7' 11" (3.24m x 2.42m)

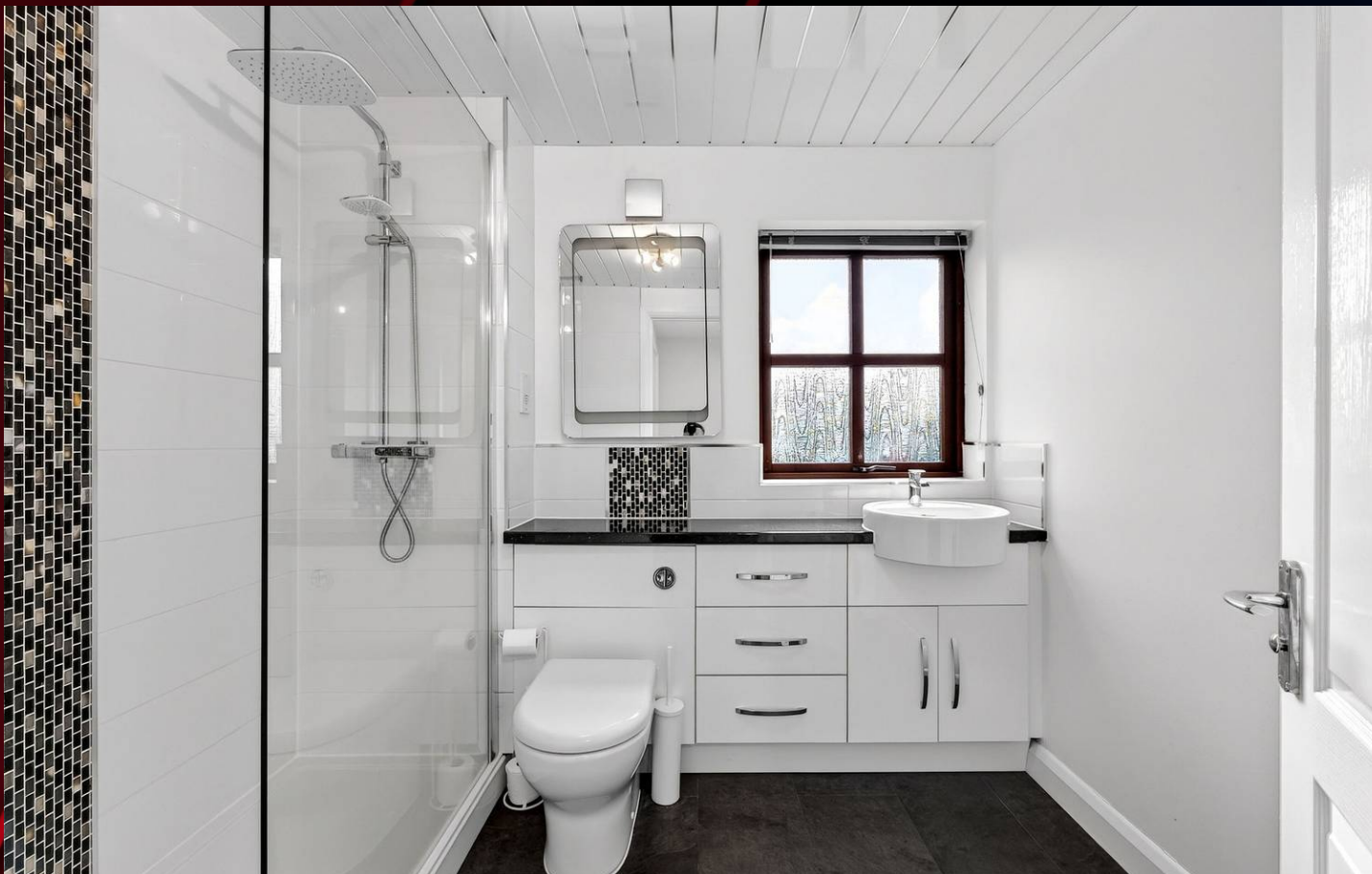
A lovely, modern and well-equipped kitchen featuring a rear-facing window with pleasant views, creating a bright and welcoming space. The kitchen benefits from stylish vinyl flooring, a useful breakfast bar and an excellent amount of cupboard and worktop space. It is fitted with a gas hob, extractor fan, integrated fridge freezer, oven and microwave, with attractive splashback tiling completing the contemporary look. As an added benefit, the sale also includes a freestanding dishwasher and washing machine. A practical and stylish kitchen, ideal for both everyday cooking and entertaining.



Bedroom One

11' 3" x 10' 10" (3.44m x 3.30m)

A bright and fresh double bedroom featuring a pleasant front-facing outlook, carpeted flooring, a central ceiling light and plenty of space for freestanding furniture. The room also benefits from two double fitted wardrobes, providing excellent storage while keeping the room feeling spacious and uncluttered.



Shower Room

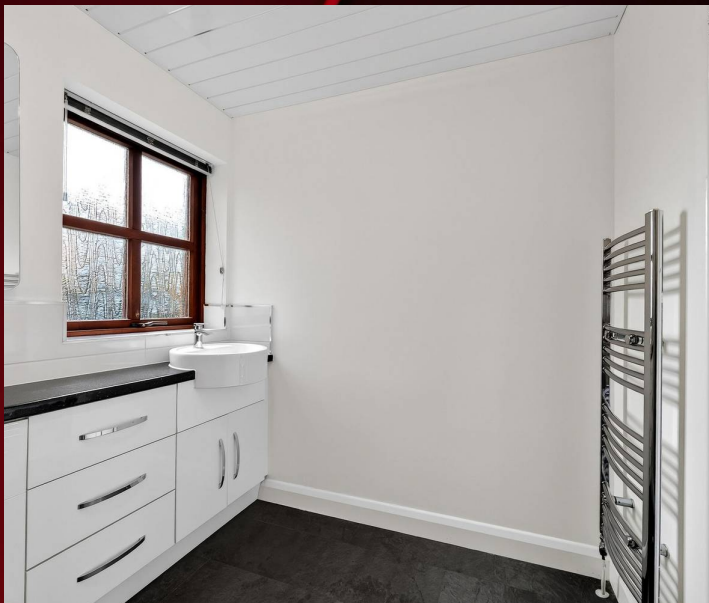
8' 2" x 6' 5" (2.48m x 1.96m)

The room features a contemporary vanity wash basin with useful storage beneath, a matching vanity WC and a decorative shelf, perfect for displaying toiletries and accessories. The standout feature is the generous double walk-in shower, complete with a sleek glass screen, mains-fed rain-effect shower head and a convenient additional hand-held shower attachment. Finishing touches include a modern LED mirror and a stylish chrome heated towel rail, creating a bright, fresh and inviting bathroom that combines modern style with everyday luxury.

vestibule

3' 6" x 2' 7" (1.07m x 0.80m)

A welcoming vestibule with a wooden door, centre light and stylish vinyl flooring, providing a practical entrance space before leading through to the main hall. Perfect for keeping coats, shoes and jackets neatly organised while creating a warm and inviting first impression.





COMMUNAL GARDEN

Beautifully maintained communal gardens surround the development, offering an abundance of attractive green spaces with mature planting, established shrubs and well-grown trees. The landscaped grounds provide a peaceful and welcoming setting, creating a lovely outlook and enhancing the overall appeal of the property.

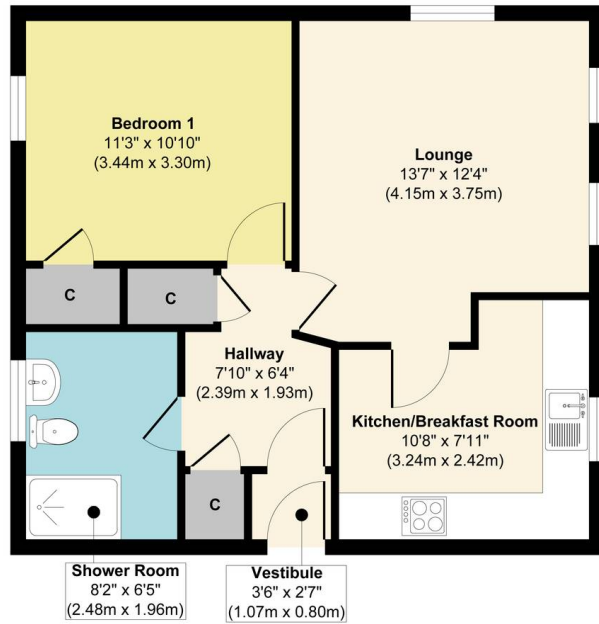
OFF STREET

1 Parking Space

The development offers an excellent amount of on-site parking, with plenty of spaces available for residents as well as dedicated visitor parking, providing convenient and hassle-free parking for both homeowners and guests.



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Floor Plan

Approx. Gross Internal Floor Area 525 sq. ft / 48.84 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England, Scotland & Wales



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