

OFFERS OVER £310,000

34/6 East Fettes Avenue
Edinburgh, EH4 1RE

drummondmiller
Solicitors & Estate Agents



- Stylish and well proportioned 2 bed flat in the heart of Fettes
- Bright, spacious living room, freshly decorated throughout
- Generous master bedroom with built in wardrobes, plus a well proportioned second double bedroom
- Newly renovated kitchen and bathroom with modern finishes
- Single lock up garage plus additional residents' parking
- Located in an established residential area close to schools, shops, and sports facilities
- Gas central heating and double glazing throughout
- EPC C

Description

Drummond Miller is delighted to present this bright and freshly decorated 2 bedroom top floor flat, featuring a modern kitchen and bathroom.

The entrance hallway provides ample storage, leading to a generous lounge/dining room with dual aspect views, including the spires of Fettes College. The newly updated kitchen offers contemporary units, quality worktops, and modern integrated appliances, creating an attractive and practical cooking space.

The recently refreshed bathroom features a modern 3 piece suite, including a sleek vanity unit, updated fittings, and a bright, contemporary shower enclosure. Providing a stylish finish that complements the rest of the property.





Central Heating and double glazing

There is gas central heating, alongside double glazed windows throughout.

Garden and parking

Externally, the property sits within beautifully maintained shared garden grounds, with residents' parking and a private lock up garage conveniently located to the side of the building.

Location

Fettes is one of Edinburgh's most desirable residential neighbourhoods, offering a peaceful, tree lined setting just a short distance north of the city centre.

The area is known for its attractive mix of modern apartments, stylish developments, and spacious family homes, creating a high quality living environment suited to professionals and families alike.

Green spaces are a major draw, with Inverleith Park and the Royal Botanic Garden close by, offering plenty of room for walking, sports, and relaxation. Nearby Stockbridge and Comely Bank provide excellent local shopping, cafés, and restaurants, while larger retail options are easily reached.

Fettes is well connected, with frequent bus routes into the city and convenient access to key road networks. The area also benefits from highly regarded schools in both the public and private sectors.

Overall, Fettes combines prime city living with tranquillity, convenience, and a strong community feel, an excellent location for those seeking a quality home in Edinburgh.

Council Tax and EPC

It is in Council Tax band E and has a C-rated Energy Performance Certificate.

Home Report

The property has been valued at £315,000 and a link to the Home Report is available from the ESPC website.

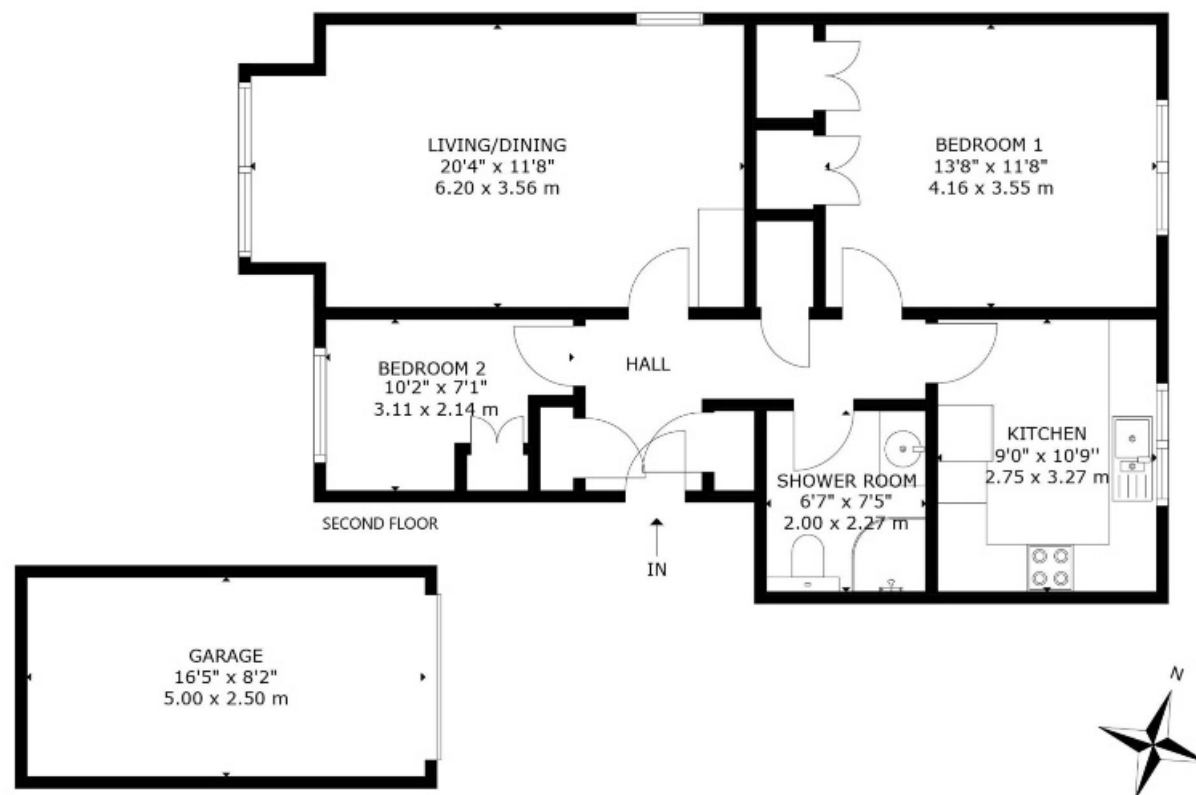
Viewing

By appointment with the Agent telephone 0131 229 3399.

Extras

The carpets and white goods are included in the sale price.





34/6 EAST FETTES AVENUE, EDINBURGH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 748 SQ FT / 69 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
 Copyright © Nest Marketing
www.nest-marketing.co.uk

drummondmiller
 Solicitors & Estate Agents

Call us on **0131 229 3399** or
 email property@drummondmiller.co.uk
drummondmiller.co.uk



Local People. Local Offices.

Bathgate	Dalkeith	Edinburgh	Glasgow	Musselburgh
01506 656 645	0131 663 9568	0131 229 3399	0141 332 0086	0131 665 3131

espc