



Offers Over
£195,000

17/6 West Winnelstrae

Fettes | Edinburgh | EH5 2ET

A superb opportunity has arisen to acquire this impressive two-bedroom second-floor flat, forming part of a well-established residential development in the highly regarded Fettes area. Ideally positioned close to a wide range of local amenities and excellent transport links, the property is well suited to first-time buyers, professionals and buy-to-let investors alike.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Allocated Parking
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band - C



Description

The building is accessed via a secure entry system leading into a well-maintained communal stairwell. Internally, the accommodation comprises an entrance vestibule and a welcoming hallway with two useful storage cupboards. The bright twin-windowed reception room provides a comfortable living and dining space, enjoying an abundance of natural light. The fitted kitchen offers ample cupboard space and room for a table and chairs, and comes equipped with a cooker, fridge, freezer (in hallway cupboard) and washing machine, with curtains also included in the sale. There are two well-proportioned double bedrooms, both benefiting from fitted wardrobes which provide excellent built-in storage. The accommodation is completed by a bathroom fitted with a white suite and a shower over the bath. Further benefits include gas central heating and double glazing throughout, helping to ensure comfort and efficiency.



Residents contribute to the West Winnelstrae Residents Association, with an annual fee of approximately £95, together with a quarterly charge of around £30 which covers stair cleaning and maintenance of the communal garden areas serving the block.

Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

The development is surrounded by well-maintained communal gardens and for the car owner, there is an allocated parking space along with visitors and on street parking.

Viewing

Please contact Neilsons on 0131 625 2222.





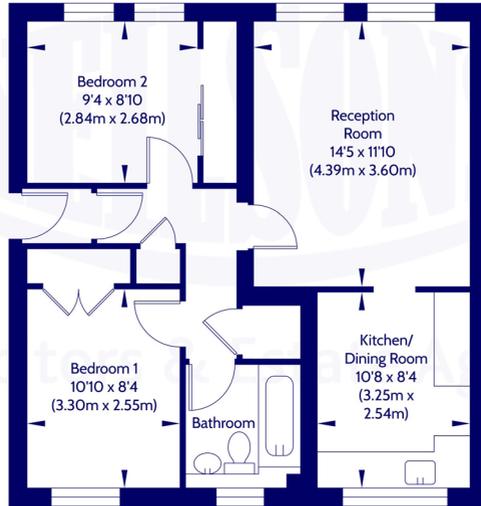
Location

Fettes is a peaceful, highly regarded area situated to the north of the City Centre, within walking distance of the fashionable areas of Stockbridge and Comely Bank which offer a great selection of bespoke shops, a Sainsburys Local and some of the City's finest bars, restaurants and cafes. The area is also well served by various supermarkets and additional amenities available at Craigleith Retail Park which is a short drive away. The beautiful Royal Botanic Gardens and Inverleith Park are close by together with the Ainslie Park recreational centre. Primary and secondary schooling is available locally in both the public and private sectors. Regular public transport services operate into Edinburgh and surrounding areas. For the commuter there is convenient access to the M8, M9, City Bypass, Queensferry Crossing and Edinburgh International Airport.



Approx. Gross Internal Floor Area 57 Sq M / 614 Sq Ft.

2nd Floor



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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