

10 Fettes Rise, Fettes, Edinburgh, EH4 1QH



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Description

Forming part of a bespoke development within a prestigious location, this exclusive four bedroom, contemporary terraced townhouse boasts immaculate, modern interiors in walk-in condition. Built by CALA homes as part of its esteemed Fettes Village project, this stylish property benefits from well proportioned rooms and flexible family accommodation arranged over three levels, with two private balconies as well as a driveway, integral garage and an enclosed private west-facing rear garden. Just a short walk from Stockbridge and the New Town allowing residents to benefit from the most prized eateries and boutiques the city has to offer, the property provides an enticing opportunity for city professionals and families wishing to live close to the city centre but with easy access to open green spaces.

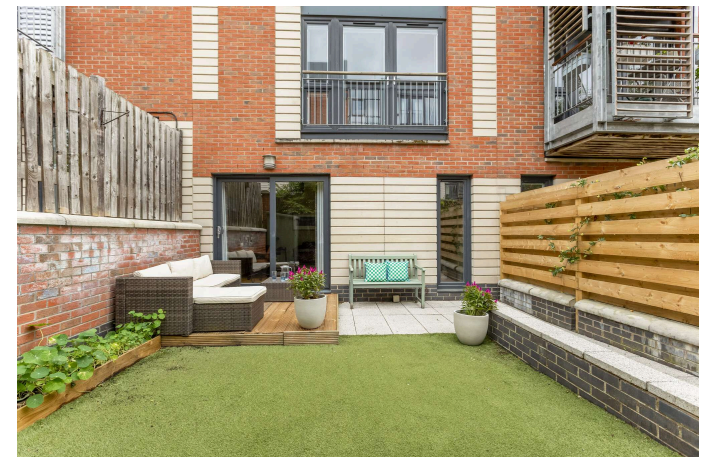
Features

- Splendid townhouse over three floors
- Situated in a highly sought after area with excellent transport links and access to a wide variety of amenities
- High-end interiors with an airy, minimalist finish
- Welcoming entrance hall with storage and ground floor bathroom
- Large reception room with Juliette balcony
- Well equipped kitchen/dining with balcony access
- Four spacious double bedrooms, master featuring an en-suite, two with balcony access and the generous ground floor bedroom could also be used as a family room
- Principal 3-piece suite bathroom with shower over the bath
- Gas central heating and double-glazing
- Enclosed sunny rear garden offering an ideal space for relaxation and entertaining
- Garage with power and light supply and driveway with EV charger

Extras

The blinds, oven, hob, microwave, dishwasher, washing machine, fridge/freezer and garden shed are included.

EPC Rating: B



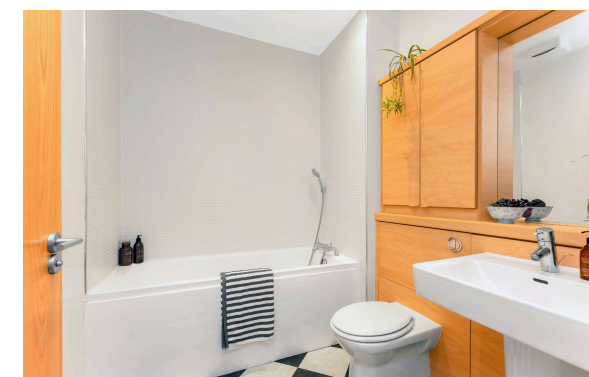
Location

Lying a short distance north of the city centre is the leafy and exclusive suburb of Fettes; superbly located for easy access to some of the capital's finest green spaces, shopping areas and renowned cultural venues. Neighbouring the charming suburb of Stockbridge, with its lovely village feel, Fettes is within walking distance of a great selection of independent shops, cafes, and award-winning pubs and restaurants. The area is equally well placed for convenient supermarket shopping, whilst nearby Craigleith Retail Park is home to a number of high-street outlets. For cultural attractions, The Scottish National Gallery of Modern Art, with its world-class exhibitions and collections at Modern One and Modern Two, is just a short stroll away from Fettes, while beautiful Inverleith Park, the Royal Botanic Garden Edinburgh, and the Water of Leith Walkway are all easily accessible. Residents of Fettes also have a wealth of indoor sport and fitness facilities right on their doorstep. Though most famous for its prestigious private school, Fettes College, Fettes is also within the catchment area for excellent state schooling. The area is served by excellent transport links into the city, and further afield, and also offers convenient access to Edinburgh City Bypass and the M8/M9 motorway network.

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. Details of the internal floor area, please refer to the Home Report.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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