

9-3 North Werber Place
Fettes
Edinburgh
EH4 1TF

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Bright and modern ground floor apartment forming part of a small modern development in Fettes. The property is set in peaceful grounds close to Stockbridge, the Royal Botanic Gardens and Inverleith Park. Fettes is a highly sought after location with excellent local amenities nearby including a health club, primary school and the Western General Hospital within close proximity. A major supermarket is within easy reach as well as some fine local shops and bars with further amenities found nearby at Craigleith Retail Park.

The property is close to Edinburgh's network of cycle routes offering pleasant and traffic-free walking and cycling around the City. Nearby Ferry Road offers fast access to the north via the Forth Road Bridge, to the M8 to the west and to Edinburgh International Airport. There are also regular bus services into central Edinburgh and beyond.

Access to the property is via a well maintained communal stair with a security entry system. Internally the apartment is in excellent decorative order throughout and benefits from gas central heating and double glazing. The integrated kitchen appliances are included in the sale together with the fridge/freezer.

The property is set in attractive communal grounds. Private resident parking.

James Gibb are the Factoring Agents for the development, the monthly fee is currently £78 which includes upkeep of the communal garden grounds, stair cleaning and maintenance and block buildings insurance.

PROPERTY DETAILS

- Entrance Vestibule. Coat hooks.
- Hall with entryphone handset.
- Bright Living Room / Dining Room with twin windows to front. Space for table and chairs.
- Stylish fitted Kitchen with matching wall and base units. Integrated gas hob, electric oven and chimney style hood. The fridge/freezer is included in the sale. Plumbed for washing machine. Ample work surfaces with stainless steel sink with drainer and tiled splashback. Window to rear.
- Double Bedroom with window to Rear overlooking communal gardens. Built in wardrobe with hanging space and shelving.
- Second Double Bedroom with window to front. Built in wardrobe with hanging space and shelving.
- Family Bathroom with white three-piece suite comprising shower bath with mixer shower above and screen, inset wash hand basin with vanity units below and WC. Mirror with integrated light. Extractor.



Viewing by appointment on 0131 524 3800


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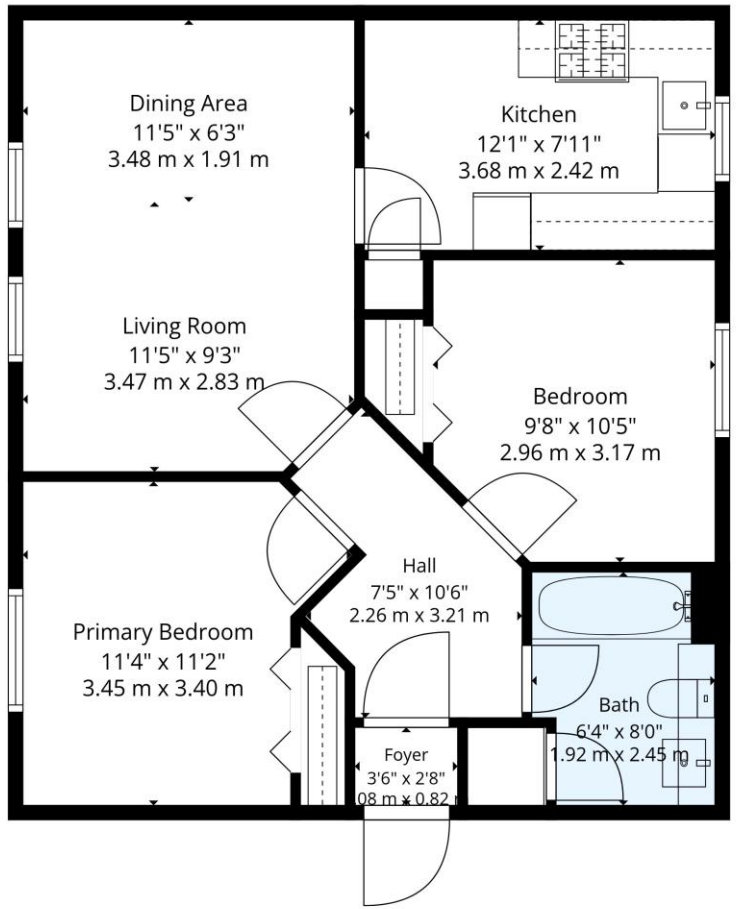
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External

The development features well-maintained communal garden grounds large lawns bordered by established plants, shrubs and trees.

Private residents parking.

Total: 643 sq. Ft, 60 m2
Ground Floor: 643 sq. Ft, 60 m2
Excluded Areas: Walls: 52 sq. Ft, 5 m2

These Floor Plans Are For Marketing Purposes Only. All Dimensions, Square Footages, Features, Finishes, And Layouts Are Approximate.

Energy Efficiency Rating: C
Council Tax Band: E

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* Please contact us for a free consultation or valuation

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