



Peacefully situated in an established modern development, 2/2 North Werber Place is a delightful 1 bedroom ground floor apartment

 1 Bed  1 Bath  1 Reception

Peacefully situated in an established modern development, 2/2 North Werber Place is a delightful 1 bedroom ground floor apartment. The property would now benefit from modernisation and offers the opportunity to create a superb home in a sought after location. The accommodation, if brief, comprises – entrance vestibule and hallway with storage, living room / dining room, kitchen, double bedroom with built-in wardrobes, and recently installed shower room. The property benefits from gas central heating, double glazing and private residents' parking. The development is managed by James Gibb, with monthly fees of approximately £230 per quarter.

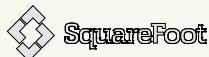
Please note that no warranty will be given for the systems and appliances – they are sold as seen

Features

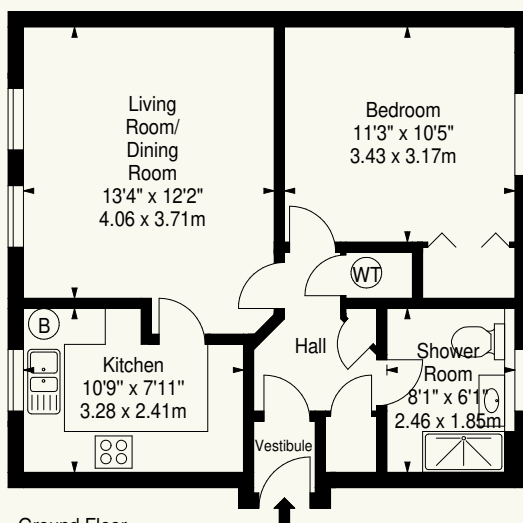
- Popular modern development
- Good local amenities and transport links
- Vestibule and hallway with storage
- Living room / dining room
- Kitchen
- Double bedroom with built-in wardrobes
- Shower room
- Double glazing and gas central heating
- Residents' parking
- EPC Rating C

Fixed Price £175,000

North Werber Place,
Edinburgh,
Midlothian, EH4 1TE



Approx. Gross Internal Area
525 Sq Ft - 48.77 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



Fettes is an extremely popular area in Edinburgh, being close to green open space yet still within easy access of the city centre. It is served by several frequent bus services which run into the city centre and beyond. There are excellent local amenities in nearby Stockbridge including convenience shops, fashionable bars and restaurants and quaint coffee shops. The area is also well served by supermarkets with a Waitrose in Comely Bank, a Morrisons on Ferry Road and a Sainsbury's at

Craigleith Retail Park, all of which are within a short drive. The recreational spaces of The Royal Botanic Garden and Inverleith Park are close by and there are leisure facilities at the local Westwood Health Club and Village. Pleasant walks can also be enjoyed along the nearby Water of Leith and Edinburgh Cycle pathways. Excellent schooling is available in both the public and private sectors.

FOR VIEWING:

By appointment only

Contact Lindsay on:

☎ 0131 229 4040

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🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.