

6 EAST WERBERSIDE

Fettes, Edinburgh, EH4 1SU



GILSON GRAY

LAW • PROPERTY • FINANCE

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28 Fettes, Edinburgh

Lying a short distance north of the city centre is the leafy and exclusive suburb of Fettes



**With a private front door
at ground level,**

this modern three-bedroom first-floor apartment is a beautiful city residence.

PROPERTY NAME

6 East Werberside

LOCATION

Fettes, EH4 1SU

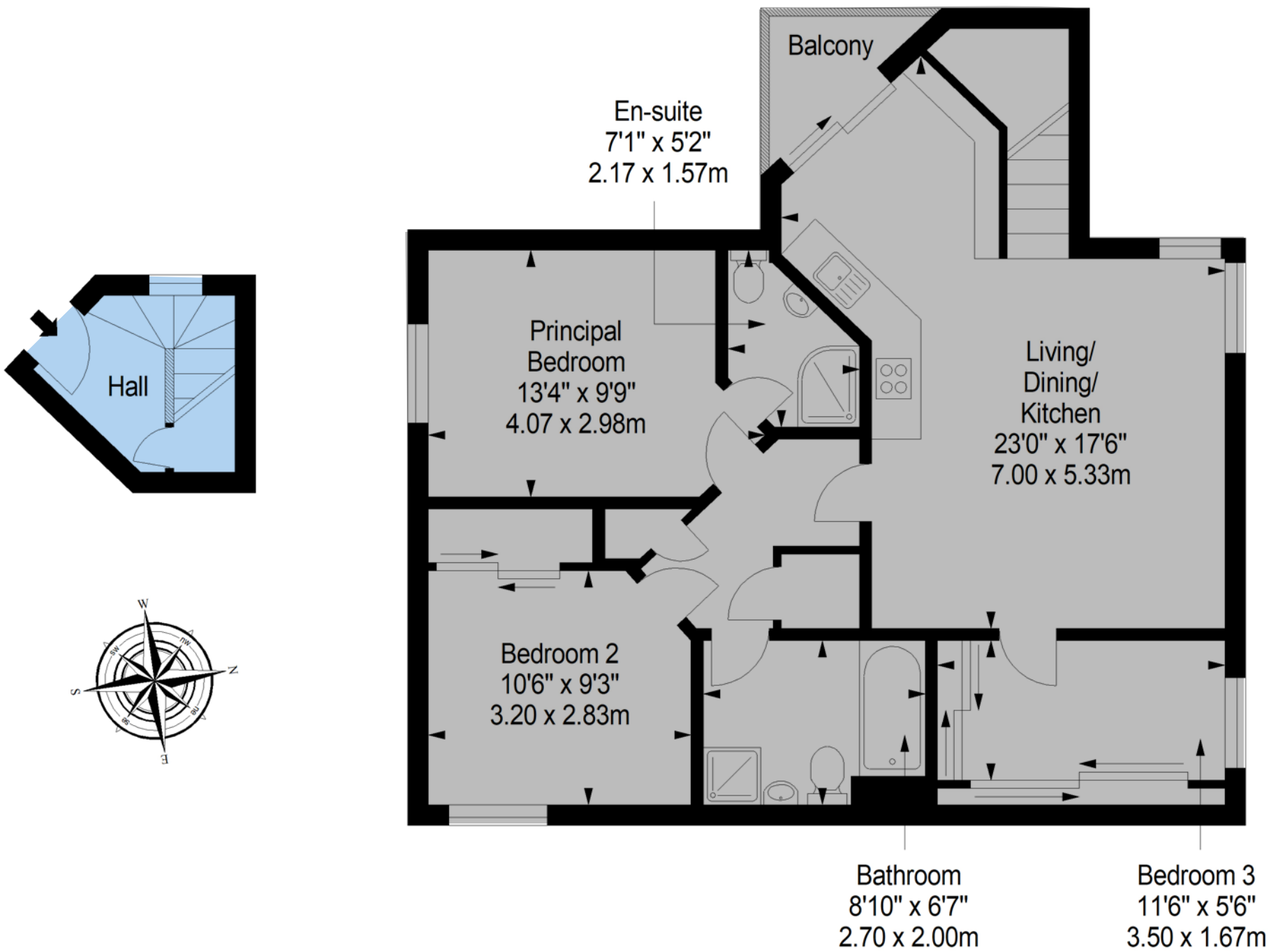
GROUND-FLOOR

FIRST-FLOOR

APPROXIMATE TOTAL AREA:

76.9 sq. metres (827.7 sq. feet)

The floorplan is for illustrative purposes.
All sizes are approximate.





The property features bright and airy accommodation, finished with crisp neutral décor and high-quality fixtures and fittings throughout. An open-plan reception room with a Shaker-inspired kitchen and private balcony adds to the home's strong appeal, along with abundant storage, and the convenience of an en-suite and four-piece family bathroom. The interiors have been fully rewired too, for added safety and practicality.

GENERAL FEATURES

A beautiful main-door first-floor apartment in Fettes Forms part of a sought-after modern development In an exclusive and highly sought-after location Crisp neutral interiors with high-quality finishings EPC Rating - C | Council Tax band - F

ACCOMMODATION FEATURES

Private (ground-level) front door to hall with storage
Open-plan remodelled kitchen/living/dining room with:
A gas stove with a living-flame effect
Triple-aspect glazing (including doors to balcony)
Private balcony with southwest-facing aspect
Shaker-inspired kitchen with luxury worktops
Central hallway with two built-in cupboards
Two double bedrooms (one with a wardrobe)
One flexible bedroom/office with ample storage
Modern three-piece en-suite shower room
Family bathroom with a four-piece suite
Underfloor heating to the en-suite and bathroom
Private floored attic space for further storage

EXTERIOR FEATURES

Well-maintained communal garden grounds
Free unrestricted on-street parking bays



Part of a

FAMILY-FRIENDLY DEVELOPMENT

Forming part of a family-friendly development, the property further boasts a highly desirable location in Fettes, enjoying an exclusive setting close to the city centre. It has excellent amenities close by and outstanding transport links, with frequent buses connecting to all parts of the capital. It also falls within the catchment for

renowned schooling. Positioned five minutes away from Western General Hospital, with excellent links to all parts of Edinburgh, including the Royal Infirmary by public transport, and near the Royal Botanic Garden and fashionable Stockbridge, it is a prestigious area that appeals to families and professionals alike.



WELCOME TO

6 East Werberside



The home's private main-door entrance is at ground level, opening to a hall with understairs storage and space for coats. From here, a staircase leads directly up into the open-plan reception area.

Sociable OPEN-PLAN LIVING

Covering over 404 square feet, the open-plan kitchen, living and dining room is a sociable reception area that enjoys ample floorspace for lounge furniture and a table and chairs. It further benefits from a living-flame gas stove for cosy evenings and triple-aspect glazing for a flood of natural light.



WITH A PRIVATE BALCONY



The blank canvas of décor adds to the elegant environment as well, while a mix of carpeting and easy-upkeep flooring ensures comfort and practicality in equal measures. Dimmer switches for the downlights allow for ambient moods too, adding to the brightness during the day or being dimmed at night to bring a further sense of calm. Finally, sliding doors open the space out onto a charming balcony with a southwest-facing aspect capturing lots of daily sun.



A SHAKER- INSPIRED KITCHEN



that
complements
the open-plan
reception
room

The remodelled kitchen has a Shaker-inspired design with light grey cabinetry and deluxe composite stone worktops, the colour scheme complementing the room's neutral aesthetic. It features a selection of integrated appliances, as well as space for further freestanding white goods.





The spacious
PRINCIPAL SUITE



Finished with neutral décor and soft carpeting, the three bedrooms maintain the interior standards, ensuring a light and airy ambience. Just off a central hallway with two cupboards, the principal suite is a spacious double with a south-facing aspect and the luxury of an en-suite shower room.





OFFERING SPACE AND FLEXIBILITY

The second double bedroom benefits from a built-in wardrobe, while the third bedroom is a flexible single with generous wardrobe storage. Bedroom three is currently arranged as an office, yet it could work equally well as a nursery or playroom, adapting to the needs of different lifestyles. For additional storage, the property also has a private floored attic space for seasonal and rarely used belongings.



BATHROOMS

A modern en-suite and four-piece family bathroom



Attractive styling, with modern fixtures

The en-suite shower room and family bathroom both enjoy attractive styling, with modern fixtures and fittings enveloped by premium tile work. The family bathroom has the added advantage of a four-piece suite, which includes a shower cubicle and a bathtub. Furthermore, both have underfloor heating and electric towel radiators.

GARDEN AND PARKING

Set within charming communal grounds

Externally, the development features well-maintained communal garden grounds with mature plants and neat lawns adding to its charm. It also has free unrestricted on-street parking bays providing ample parking spaces for homeowners and visitors alike.

Extras: all fitted floor and window coverings, light fittings, and an integrated Neff induction hob and self-cleaning Neff oven to be included in the sale. A fridge/freezer, dishwasher, and washing machine may be available by separate negotiation. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.

Factor: the development is factored by James Gibb for approximately £60 per month. This cost covers the upkeep of the communal garden grounds and block buildings insurance.







Lying a short distance north of the city centre

The leafy and exclusive suburb of Fettes is 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 Craighleith 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, and 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.



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