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Offers Over

£350,000

2/5 Rocheid Park

Fettes | Edinburgh | EH4 1RP

An exceptionally appealing second floor flat, quietly tucked away on a beautifully maintained development, within close proximity to Comely Bank/Stockbridge and some of the capital's most beloved green spaces.

-  2 bedrooms
-  1 public room
-  2 bathrooms
-  Residents Parking
-  South facing balcony
-  EPC rating – C
-  Council tax band- F



Description

This charming property boasts a generous floor area and a substantial private balcony, enjoying a sunny south-facing aspect and a peaceful setting adjacent to Edinburgh's famous Fettes College.

The accommodation is presented in pristine, move-in condition throughout and is accessed via a welcoming entrance hallway with excellent built-in storage. There is a generously proportioned, light-filled reception/dining room with a magnificent leafy outlook during the warmer months and more open views towards the city during the winter. Sliding doors open from the dining area onto the aforementioned south-facing balcony, which provides an idyllic spot to relax and entertain.

There is a well-equipped fitted kitchen which has been immaculately preserved and offers superb potential to upgrade and modernise to suit individual taste.

The accommodation continues with a good-sized principal bedroom, complete with fitted wardrobes and an attractive contemporary en-suite shower room. There is a further spacious double bedroom, also with fitted mirrored wardrobes, and the main family bathroom, complete with a three-piece white modern suite, contemporary splash tiling and a heated towel rail.



Extras

All floor coverings, curtains, blinds, white goods and integrated appliances will be included.

Gardens, Parking and Factor

There are verdant, beautifully kept garden grounds and planted beds scattered throughout the development, together with ample residents parking. The property also benefits from an underground parking space, which, whilst potentially a little tight for some modern cars, offers excellent overspill storage.

The development is maintained by Ross and Liddell Factors for a quarterly fee of approximately £218.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

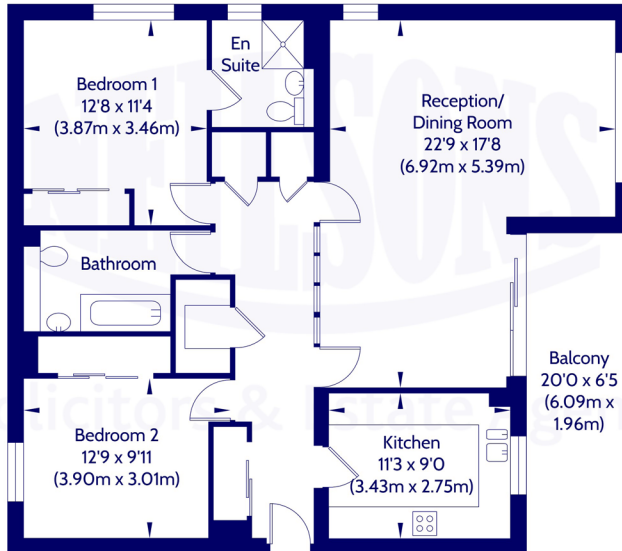
Fettes is a peaceful, highly regarded area situated to the north of the City Centre, within walking distance of the fashionable areas of Stockbridge and Comely Bank which offer a great selection of bespoke shops, a large Waitrose and some of the City's finest bars, restaurants and cafes. The area is 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. Primary and secondary schooling are 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 Airport.





Approx. Gross Internal Floor Area 97 Sq M / 1045 Sq Ft.

2nd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
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.



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