



Solicitors & Estate Agents



Offers Over
£199,995

1/2 Fells Way

Burdiehouse | Edinburgh | EH17 8TZ

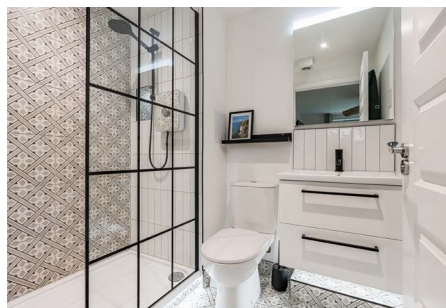
Beautifully presented and finished with a stylish contemporary specification, this impressive ground floor apartment forms part of a modern and well-maintained development in the popular Burdiehouse area of Edinburgh. Offering spacious, well-proportioned accommodation throughout, the property is ideally suited to first-time buyers, professional couples, downsizers or investors looking for a modern home in an excellent location. The property further benefits from allocated parking, attractive communal grounds and an upgraded interior specification.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Allocated parking space
-  Communal Gardens
-  EPC Rating – B
-  Council Tax Band – C



Description

The welcoming hallway provides excellent storage and leads into the impressive open-plan living and dining space. Generously proportioned, the lounge area enjoys a lovely outlook towards the communal green space, with glazed doors allowing excellent natural light into the room. Carpet flooring and contemporary décor create a comfortable and stylish main living area, while the fitted kitchen offers a good range of wall and base units, integrated appliances and ample space for a dining table, making this a particularly sociable and practical space. The principal bedroom is a generous double with carpet flooring, neutral décor and excellent storage provided by mirror-fronted built-in wardrobes. A real highlight is the upgraded en-suite shower room, finished to a high standard and providing a luxurious private facility. The second bedroom is also a well-proportioned double, again finished with carpet flooring and neutral décor, providing excellent flexibility as a bedroom, home office or guest room. Completing the accommodation is the elegant main bathroom, featuring a crisp white three-piece suite with stylish brushed brass fixtures and fittings. A thermostatic shower is positioned over the bath, complemented by a heated ladder radiator and contemporary finishes.



The property is factored by Ross & Liddell at approximately £100 per month. This covers the upkeep and maintenance of the communal grounds, stair cleaning and maintenance, together with block buildings insurance.

Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, the development is surrounded by well-maintained communal garden grounds, providing attractive green space immediately outside the property. An allocated parking space is linked to the property in the residents car park.

Viewing

By appointment through Neilsons (0131 625 2222).





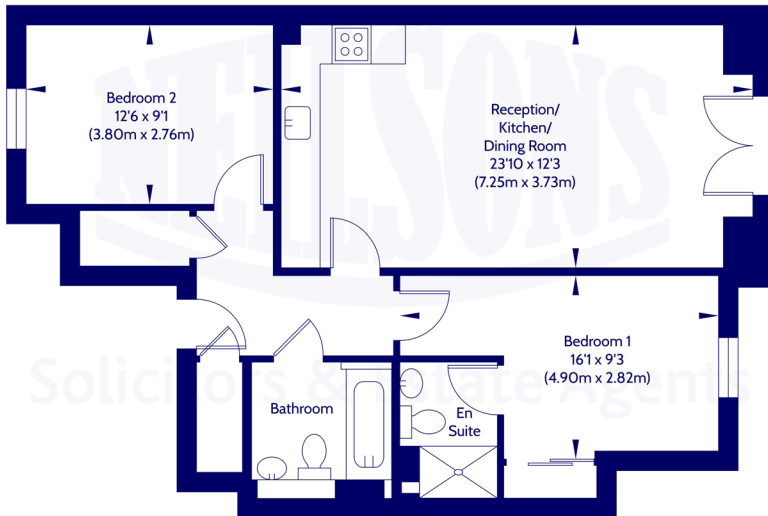
Location

Fells Way forms part of the popular Burdiehouse area of south Edinburgh, approximately six miles from the city centre and ideally positioned for access to a wide range of everyday amenities. Excellent shopping facilities are available nearby, with Straiton Retail Park providing a wide selection of high-street stores, supermarkets, restaurants and services, while Fort Kinnaid offers further extensive retail, dining and leisure facilities. The area is well served by regular bus services providing convenient connections into Edinburgh city centre and surrounding areas. The property is also particularly well placed for access to the City Bypass, providing excellent road connections towards the A1, M8, M9 and Queensferry Crossing, as well as Edinburgh Airport. There is a good choice of schooling within the surrounding area, while Edinburgh Royal Infirmary and Edinburgh University's King's Buildings campus are also within easy reach. For leisure and outdoor pursuits, Gracemount Leisure Centre, local golf courses and the open countryside towards the Pentland Hills are all readily accessible.



Approx. Gross Internal Floor Area 68 Sq M / 727 Sq Ft.

Ground 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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