



7/5 North Werber Place

FETTES, EDINBURGH, EH4 1TF

This bright first floor flat, which now requires some cosmetic improvements, forms part of a much admired modern development close to excellent local amenities and within easy reach of the City Centre.

Secure entrance hall, vestibule, reception hallway, living/dining room, fitted breakfasting kitchen, double bedroom and bathroom.

Gas central heating and double glazing.

Well-maintained shared garden grounds and with residents' parking.

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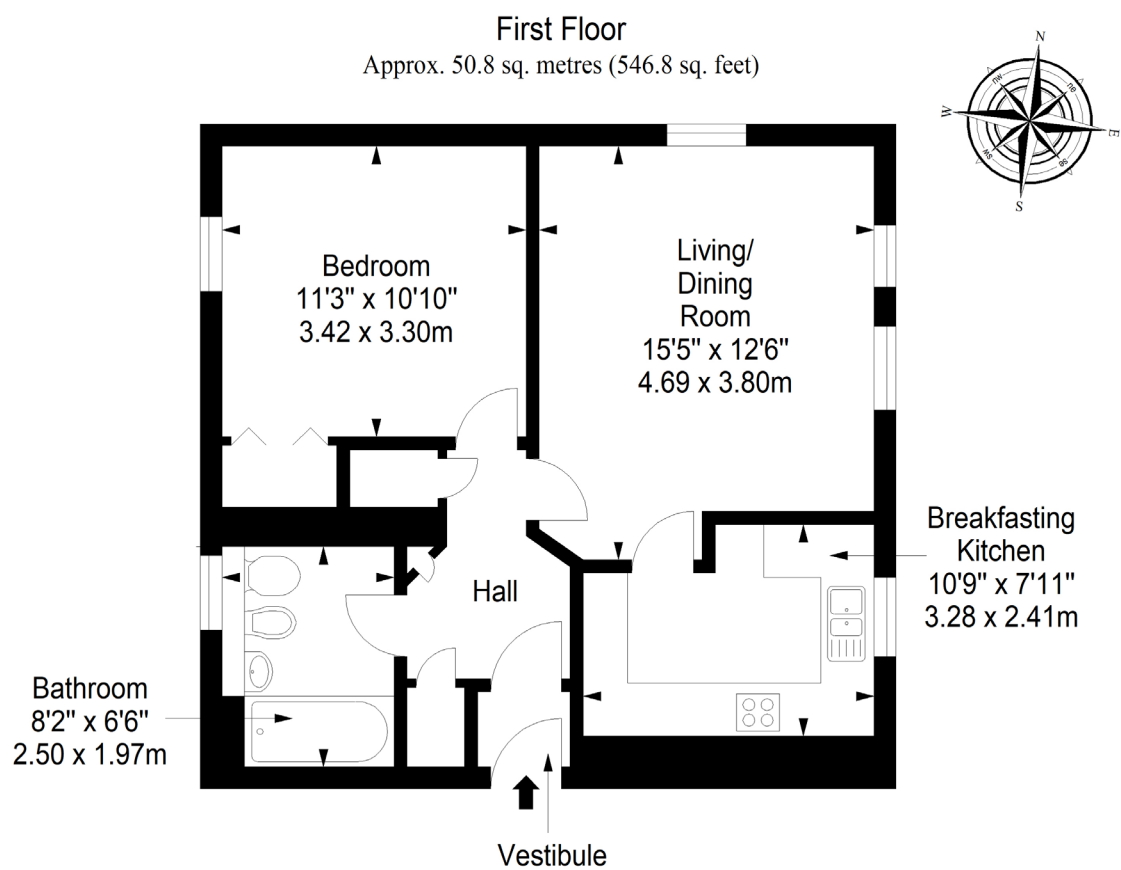


GENERAL DESCRIPTION

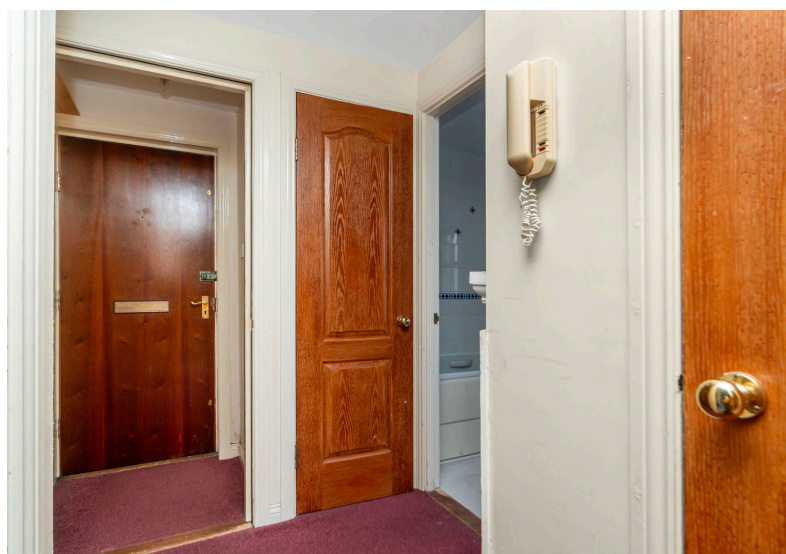
This bright first floor flat, which now requires some cosmetic improvements, forms part of a much admired modern development close to excellent local amenities and within easy reach of the City Centre. The property has an internal layout comprising, a secure shared hall with stairs to all floors. An entrance vestibule leads through to the reception hallway, which has storage cupboards off, and provides access to most rooms within the property. The well-proportioned living/dining room has door to the kitchen and three windows overlook the garden grounds. The kitchen overlooks the gardens, displays modern units and has breakfasting table incorporates into the design. The bedroom is a good sized double and features a built-in wardrobe. Finally the bathroom with window features a modern four three piece suite. The property's specification includes modern gas central heating and all windows are double glazed. Externally there are well managed shared garden grounds, displaying mature planted and lawn areas that incorporate residents' parking.

SITUATION

Fettes is approximately two miles north of Edinburgh's City Centre, with access to exceptional leisure, retail, and dining opportunities. Discover natural beauty at the renowned Royal Botanic Garden along with peaceful walks at Inverleith Park. The exclusive Westwood's Health Club is minutes away. When it comes to dining you are spoilt for choice with the range of quality restaurants and bars on offer in nearby Stockbridge. These include The Raeburn, Tom Kitchin's The Scran and Scallie, and La Bocca along with Hector's, Hamilton's, and The Baillie. This cosmopolitan area of Edinburgh benefits from an array of independent boutiques as well as fantastic choices to meet daily shopping needs. Larger shopping requirements are met at Morrisons only a short drive from the property, as well as a large Waitrose at Comely Bank and Craigmyle Retail Park which houses a Sainsbury's and a Marks and Spencer. The area benefits from excellent transport links with regular bus services taking you into Edinburgh City Centre, and the M8, The Queensferry Crossing, and Edinburgh International Airport, all easily accessible.



Total area: approx. 50.8 sq. metres (546.8 sq. feet)



**ENTRY**

By Arrangement

PRICE & VIEWING

For asking price and viewing arrangements please telephone Currie Gilmour & Co Property Department on 0131 229 2088 or visit www.espc.com

ENERGY EFFICIENCY RATING: C**NOTES OF SALE**

These particulars do not form part of an offer or contract and all statements and measurements contained herein are believed to be correct but are not guaranteed, and any intending purchaser must satisfy themselves as to their accuracy.

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