



50/6 East Fettes Avenue

Fettes, Edinburgh, EH4 1RE



VMH ESTATE AGENTS



Excellent 1st floor apartment with 2 bedrooms in highly sought-after location

- Spacious open plan sitting/dining room
- Well-equipped modern kitchen
- Principal bedroom with en-suite
- Further double bedroom
- Family bathroom with white suite
- Excellent storage provision
- Popular & convenient location
- Well maintained factored grounds
- Secure allocated parking space
- Double glazing & gas central heating



Offers Over:

£405,000



E



B



Freehold

Further information can be found in the home report.

About the Property

Positioned in a highly sought-after location, just a short walk from Stockbridge, the West End and central attractions, this generously proportioned 1st floor apartment with lift access and 2 double bedrooms forms part of a well maintained modern development built by Cala homes.

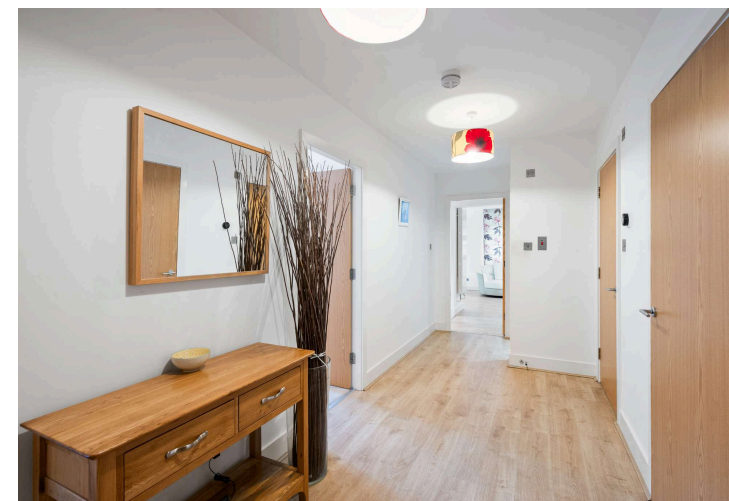
The accommodation consists of a spacious open sitting/dining room, part open to a modern kitchen. The principal bedroom benefits from a modern en-suite and built-in wardrobes, there is a further double bedroom, a family bathroom, utility cupboard and excellent storage throughout.

Externally the factored communal areas are very well maintained, there is secure allocated parking making this the perfect lock up and leave apartment suitable for downsizers, professionals and small families.

Please note, this property is in catchment for Flora Stevenson Primary School and Broughton High School and the historic Fettes College is within walking distance.

Extras

All fitted floor coverings, blinds, curtains, light fittings, gas hob, oven, microwave, extractor hood and fridge/freezer. No warranties or guarantees will be given in relation to appliances.





📍 Location

Fettes is one of the most popular areas in Edinburgh being surrounded by green open space yet still within walking distance of the city centre. It is also served by a number of 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 and Craighleith Retail Park, all of which are within a short drive. The recreational spaces of The Royal Botanic Gardens and Inverleith Park are close by and there are leisure facilities at the local Westwood Health Club. Pleasant walks can also be enjoyed along the nearby Water of Leith pathways.

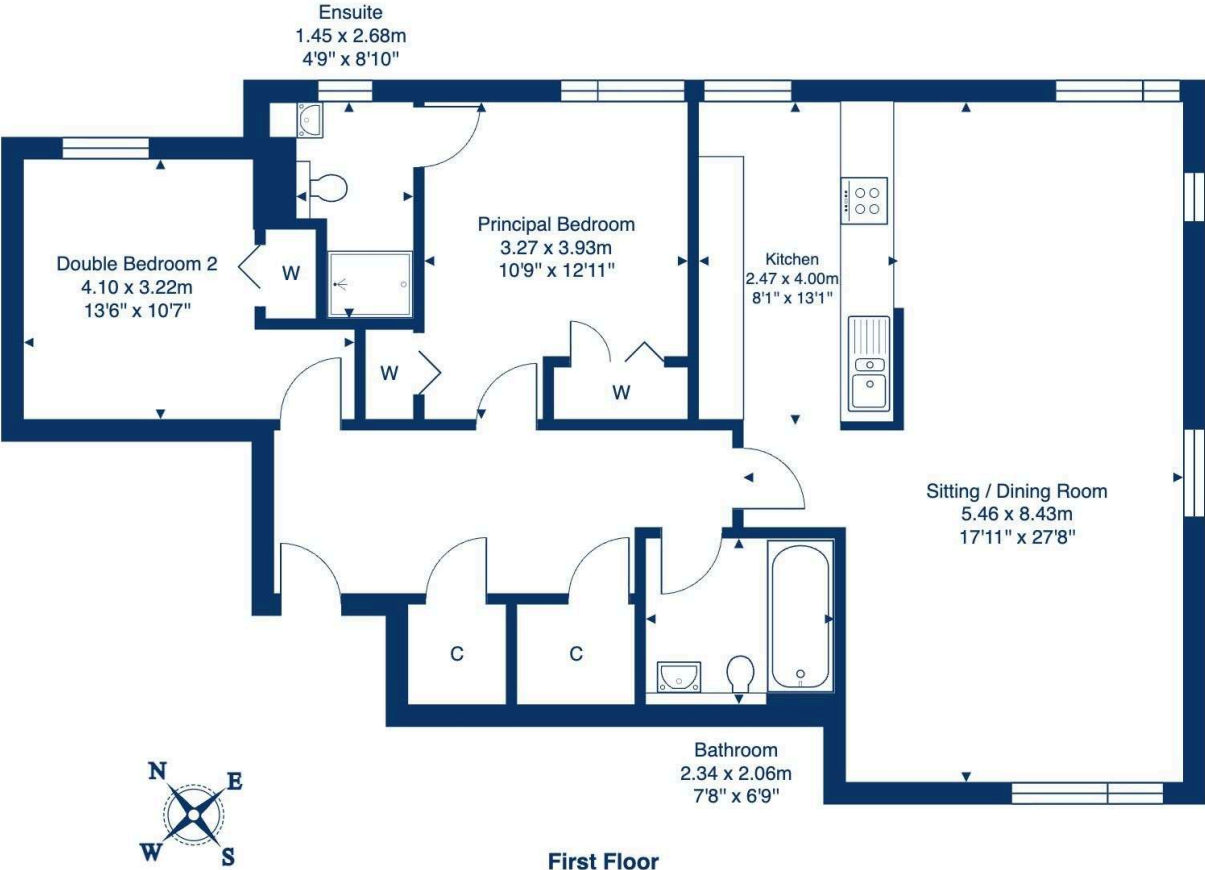
🏠 Management

The property is factored by Myreside Management at a rate of approximately £350 per quarter which includes a floating charge of £25. This covers maintenance of common areas, gardening, lift maintenance and block buildings insurance.



Floor Plan

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First Floor

Total Area: 95.9 m² ... 1032 ft²

All measurements are approximate and for display purposes only.



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The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.