



RALPH SAYER
SOLICITORS & ESTATE AGENTS

21/2 Citypark Way

Fettes, Edinburgh EH5 2DF

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Forming part of an exclusive development, this beautifully presented two bedroom, first floor apartment is located next to the Water of Leith path network. This links you to many parts of Edinburgh and beyond via foot or bicycle. Also, there is a Morrisons supermarket close by and it is only a short walk to the lovely Inverleith Park, the Royal Botanic Gardens and Stockbridge.

Access is via secure entry phone system with stair access. On entering you are greeted by a generous hallway, with ample storage, including a practical utility cupboard. Continuing through, you'll discover an airy living and dining room. Bathed in natural light, this space is perfect for entertaining, with a full-height glazed window with 'juliet' balcony. The social aspect continues with a convenient kitchen next door, designed for both functionality and style.

This appealing apartment accommodates two comfortable bedrooms; both with built-in wardrobes, with the master bedroom featuring an en-suite shower room. Finally, a stylish bathroom, completes the accommodation.



Property Summary

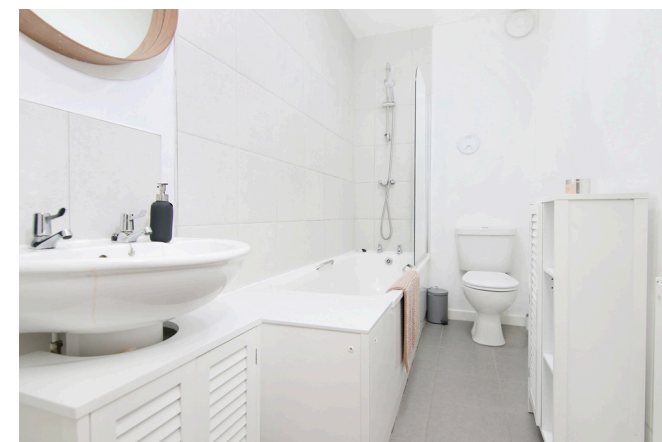
- Modern first floor apartment
- Spacious living room
- Modern fitted kitchen
- Master bedroom with en-suite shower room
- Further double bedroom
- Three-piece bathroom
- Shared garden to rear
- Resident parking
- EPC Rating - B | Council Tax Band - E

Home Report Value - £250,000





First floor
apartment,
close to the
Inverleith
Park





To the rear and accessed by a side gate, is a well maintained communal garden, with drying green.

Parking: Ample on-street residents parking bays are provided.

The development is maintained by Curb Factors; an approx. fee of £70 per month; covers maintaining and cleaning the communal areas, maintaining the grounds, any general repairs and block buildings insurance.

Extras: fitted floors, light fittings, curtains, blinds, and all kitchen appliances (excluding washing machine & tumble dryer), to be included in the sale.



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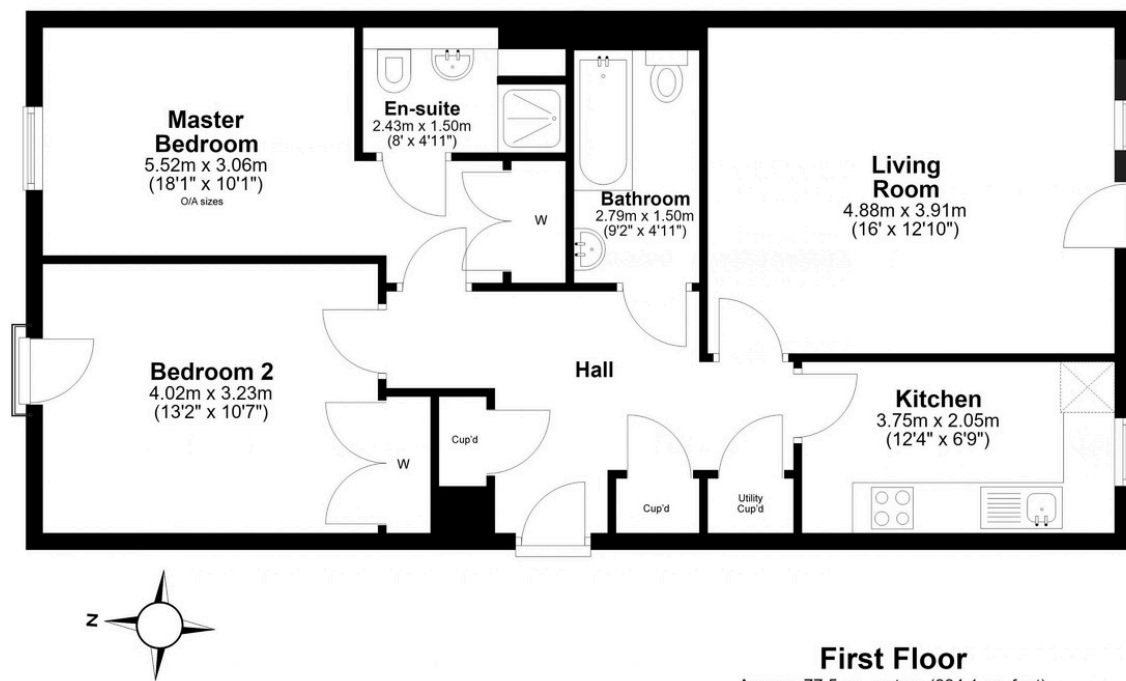


CHARTERED FIRM

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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



First Floor
Approx. 77.5 sq. metres (834.1 sq. feet)

Location



INVERLEITH PARK

Fettes is a highly desirable area located approximately 2.5 miles to the north of the city centre. It is known for its leafy appearance, treelined avenues and extensive open parkland. The Royal Botanic Gardens and Inverleith Park are on your door step, and a short walk through the park, takes you into vibrant Stockbridge, with its boutique, independent specialist shops, buzzing cafe culture and superb eateries, such as Tom Kitchens' Scrان and Scallie and the refurbished Raeburn Hotel. A variety of food shopping options are on offer, with a Morrisons on Ferry Road, a Waitrose at Comely Bank, and a Sainsbury's and Marks and Spencers, can be found at nearby Craighleith Retail Park. Additional leisure opportunities include, Ainslie Park, Westwoods Private Health Club and the Village Urban Health Club and Spa. An excellent choice of state and private schooling can be found within the local area, including the renowned, Fettes College.