



2/8 North Werber Road
Fettes, EH4 1TA



TOP FLOOR APARTMENT

- Open Plan Kitchen/ Living/Dining Room
- Two Bedrooms
- En-Suite Shower Room
- Bathroom
- Communal Grounds
- Private Residents Parking
- EPC Rating – B



Quietly positioned within the highly sought after location of Fettes is this tastefully presented top floor apartment forming part of a modern factored development. Good amenities can be found close by including a Waitrose, Morrisons and Sainsbury's supermarket. The fashionable location of Stockbridge is within walking distance with artisan cafes, restaurants and bars. A regular public transport service is available which travels to the City Centre and the Western General Hospital is within a 10 minute walk. In move-in condition the property would make an ideal purchase for a professional couple and comprises; secure entry phone system with lift access to all floors, welcoming entrance hallway with storage cupboard, light and airy, spacious living/dining room open plan to the stylish kitchen, delightful principal double bedroom with en-suite shower room and built-in wardrobes, further double bedroom and modern bathroom with shower. There are well maintained communal grounds with private residents parking. Further benefits include gas central heating and double glazing. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, washing machine, dishwasher and fridge-freezer. All appliances included in the sale are sold as seen with no warranty provided. Other items may be available by separate negotiation. The development is managed by The Element Factors, with a £400.00 float and monthly costs of approximately £150.00.



North Werber Road,
Edinburgh,
Midlothian, EH4 1TA



Approx. Gross Internal Area
922 Sq Ft - 85.65 Sq M
For identification only. Not to scale.
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any 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. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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