



4-2, North Werber Park, Edinburgh, EH4 1TD, Edinburgh, EH4 1TD, Fettes , Edinburgh North

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Closing Date: 01 Jul 2022 12:00 Boyd Legal are delighted to present to the market this bright and spacious ground floor flat, featuring stylish décor, with quality fixtures and fittings. This lovely flat forms part of a well-established modern residential development near Comely Bank and the Stockbridge area of Edinburgh. The property comprises; a welcoming entrance hallway, a beautifully light and spacious dual aspect lounge/dining room that enjoys a lovely leafy outlook, a modern kitchen fitted with an abundance of quality base and wall mounted units with integrated appliances. A bright and airy double bedroom, with fitted wardrobes and a contemporary bathroom fitted with a white suite with shower over and glass screen. The property benefits from gas central heating and double glazing. This private development is fully enclosed with its own access road and shared parking. The flat is surrounded by well-tended and attractive landscaped gardens with lawn and established flower beds. This property will appeal to a variety of buyers and viewing is therefore highly

recommended.

Factoring The factoring fee is approx. £36 PCM, it covers the upkeep of the communal garden areas, cleaning of stairs, building maintenance as required and buildings insurance.

Location Fettes Village is ideal for easy access to the City Centre and local facilities are above average. Inverleith Park is nearby leading on to the stunning Botanical Gardens. There are Waitrose and Morrisons Superstores within walking distance and local shops, bistros and restaurants in Stockbridge. Nearby is the popular Craigmyle Retail Park with a selection of High Street Brand names. The walk way along the Water of Leith is easily accessed and the area is on the City Cycle Path.

BASE INFORMATION:

Rooms	: 1
Bed	: 1