

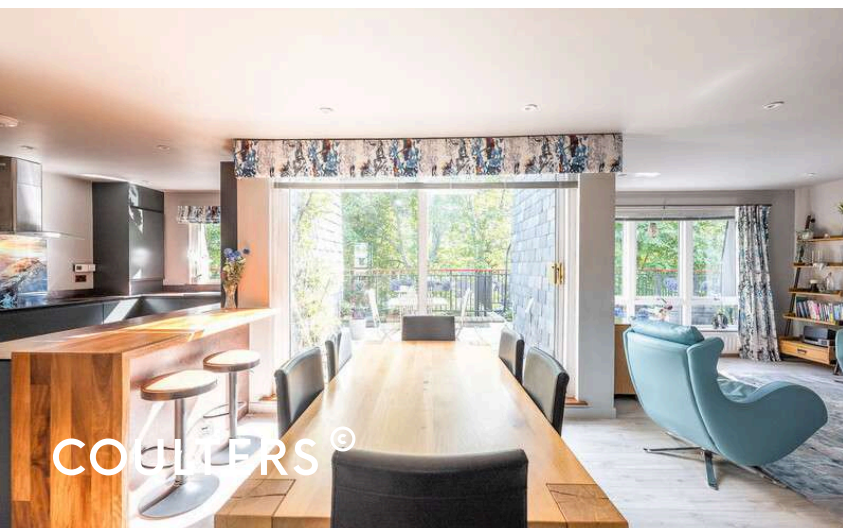
4/6 ROCHEID PARK

FETTES, EDINBURGH, EH4 1RP

 3 BED

 2 BATH

 2 PUBLIC



TAKE A LOOK INSIDE

Situated just off East Fettes Avenue, Rocheid Park is a tranquil, semi-modern development surrounded by lush greenery. The property itself is situated within a quiet stair of just six apartments and benefits from a top floor position that offers wonderful light and a pleasant outlook.

There is a wonderful open plan kitchen, living and dining space which forms the heart of the home. With large sliding doors and windows either side, the room is bathed in beautiful sunlight throughout the day. The kitchen has a sleek, modern design with quality built-in appliances and a breakfast bar. There is a seamless flow into the spacious dining and living rooms. Two generously proportioned doubles display beautiful feature walls with wallpaper by a local artist that is inspired by the nearby Botanic Gardens and Cramond. Both rooms have built-in wardrobes with one having an en-suite shower room and the other having direct access to the family bathroom which can also be reached via the central hall. The third bedroom makes an excellent single room or an ideal home office.

KEY FEATURES

-  Second floor apartment in peaceful development
-  Three beautifully presented bedrooms
-  Factored development with well-kept communal grounds
-  Secure, shared garage with allocated space
-  Botanic Gardens and Inverleith Park nearby
-  Excellent amenities in nearby Stockbridge



A large, private terrace is accessed via sliding doors off the dining room. Being south west facing, this makes for a wonderful space to sit and enjoy the sun whilst admiring the pleasant outlook over the tree-lined grounds.

An allocated parking space is available within a secure shared garage with an electric door and fob access. Unrestricted on street parking is available within the development.

The property is fitted with double glazing and gas central heating.



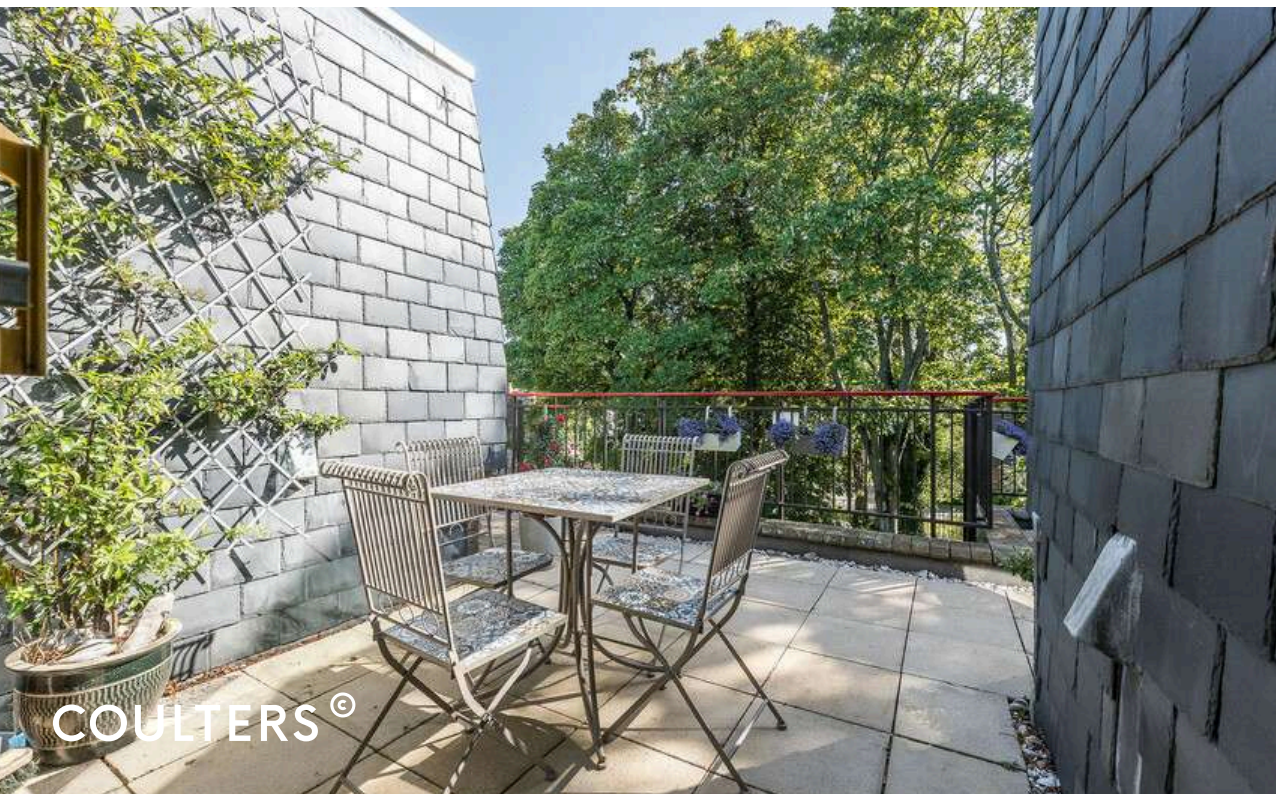


THE LOCAL AREA

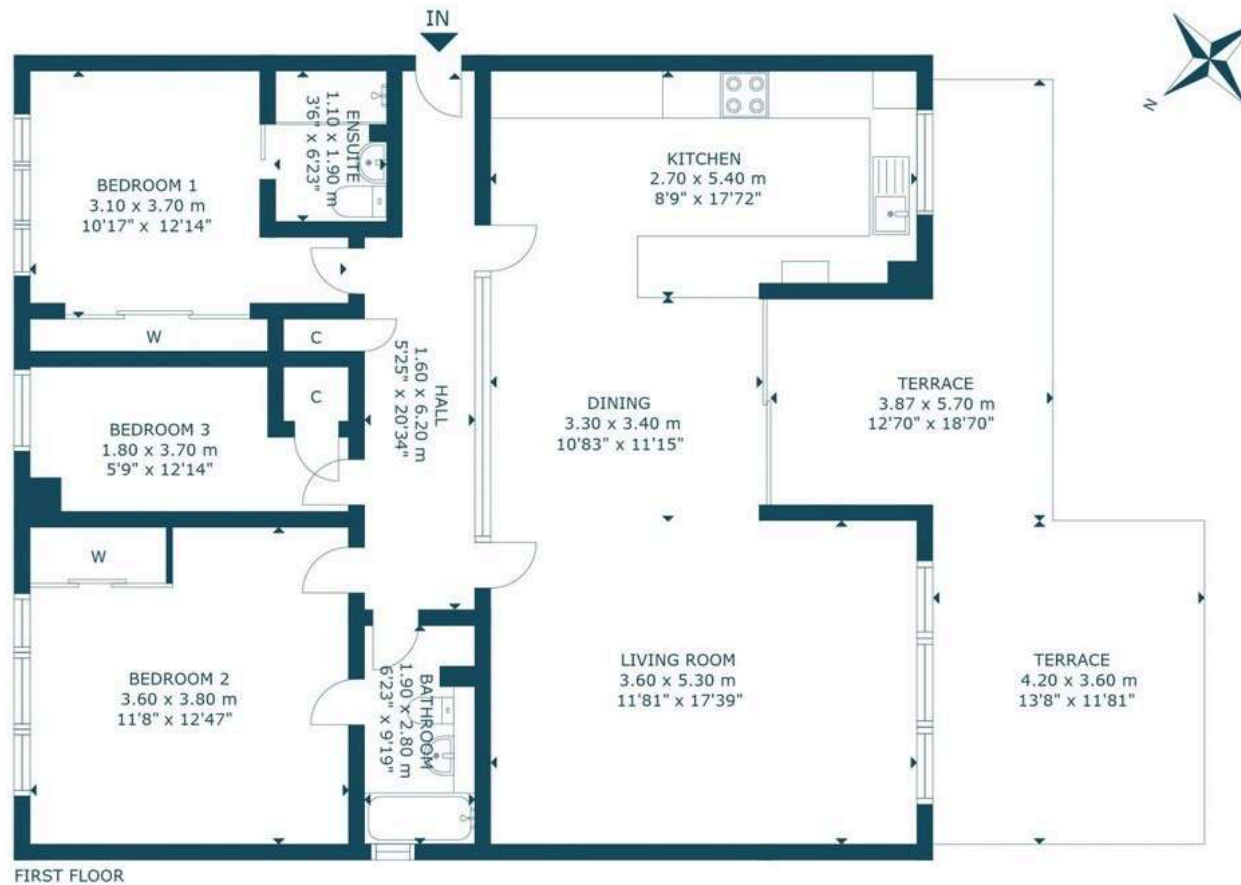
Fettes is a prestigious area two miles north of Edinburgh's City Centre, with access to exceptional leisure, retail, and dining opportunities. Discover natural beauty at the renowned Royal Botanic Garden along with peaceful walks at Inverleith Park. The exclusive Westwood's Health Club is minutes away. When it comes to shopping and dining you are spoilt for choice with a range of independent boutiques, quality restaurants and bars on offer in nearby Stockbridge. Larger shopping requirements are met at Morrisons only a short drive from the property, as well as a large Waitrose at Comely Bank and Craighleith Retail Park which houses a Sainsbury's and Marks and Spencer. The property lies in the catchment area of well-regarded Flora Stevenson Primary School and Broughton High School. Some of Edinburgh's finest private schools nearby include St George's School, Fettes College, and The Edinburgh Academy. 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.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.







4/6 ROCHEID PARK, FETTES, EDINBURGH, EH4 1RP
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 1,162 SQ FT / 108 SQ M; TERRACE 334 SQ FT / 31 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.