



**12/2 West Winnelstrae,
Fettes, Edinburgh, EH5 2ED**

CALL US ON 0131 447 4747

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For price and viewing information please visit residential.gillespiemacandrew.co.uk or call 0131 447 4747

- Shared secured entry.
- Entrance vestibule.
- Reception hall with excellent storage.
- Good sized living room.
- Breakfasting kitchen with appliances.
- Two double bedrooms with built in mirrored wardrobes.
- Recently installed shower room.
- Gas central heating.
- Double glazing.
- Communal grounds.
- Allocated parking space.
- Ample on-street parking.



GENERAL DESCRIPTION

A well-presented ground floor flat forming part of an established development in the sought after Fettes district of the city, a short journey to the north of Edinburgh City close to an excellent range of local amenities. The property would be suitable for a first time buyer/young couple or perhaps somebody downsizing looking to stay in the area.

RESIDENTS ASSOCIATION

There is a Residents Association in place for which there is annual charge of £100pa for the maintenance of the communal grounds.

COUNCIL TAX BAND: C.
TRAIN STATION: APPROXIMATELY 2.5 MILES TO EDINBURGH WAVERLEY STATION.
AIRPORT: APPROXIMATELY 8.2 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 100 METRES.

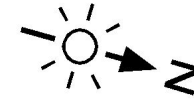
LOCATION

Fettes is a desirable location and there is superb shopping facilities in the area including a Waitrose superstore at Comely Bank, a Morrisons superstore close by on Ferry Road and a further Morrisons at Granton. There is a large Asda at Newhaven and a Tesco in Broughton Road, with a wealth of High Street shops including a Sainsburys Superstore, Boots and Homebase at the Craighleith Retail Park. The designer shops and department stores of the City Centre and the Ocean Terminal development are easily accessed via a frequent public transport system which passes close by, providing regular services to most parts of the City. Recreational facilities in the area include the Royal Botanic Gardens, Inverleith Park and the Ainslie Park Leisure Centre. The property is also ideal for potential purchasers employed in the Western General Hospital on Crewe Road South or at the Lothian and Borders Police Headquarters in nearby Carrington Road.

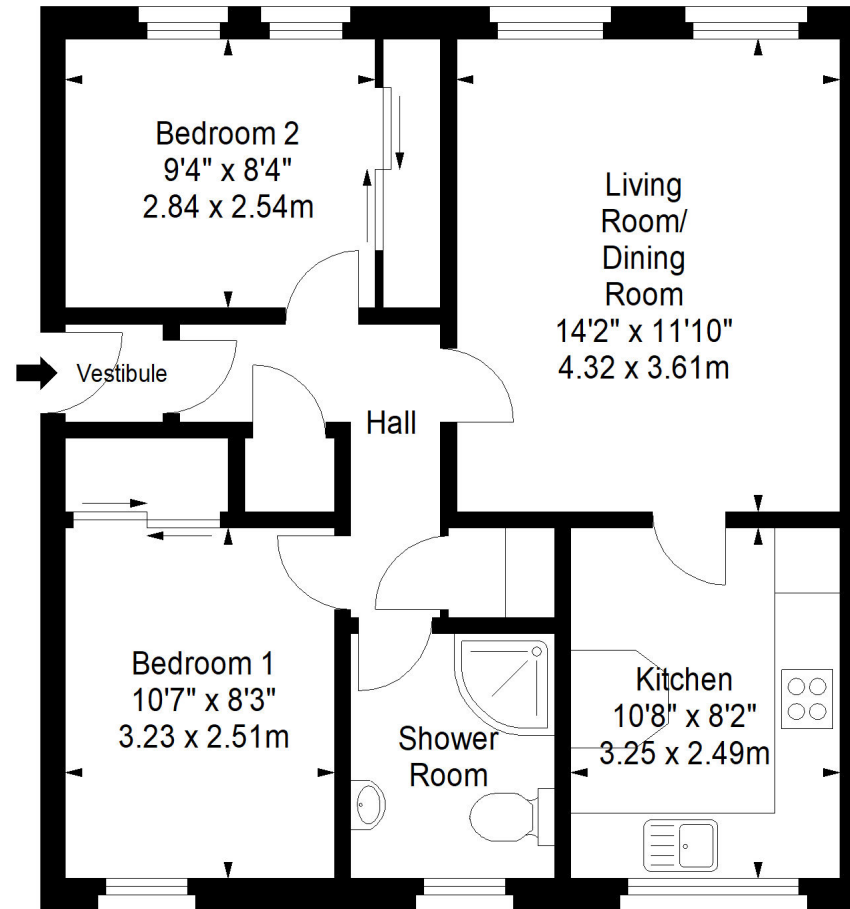
EXTRAS:
ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD AND AUTOMATIC WASHING MACHINE.



West Winnelstrae, EH5 2ET



Approx. Gross Internal Area
612 Sq Ft - 56.85 Sq M
For identification only. Not to scale.
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ENERGY PERFORMANCE
CERTIFICATE RATING C

Ground Floor

76 - 80 Morningside Road, Edinburgh, EH10 4BY
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WEBSITE: RESIDENTIAL.GILLESPIEMACANDREW.CO.UK

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.