



boyd property

18/4 West Winnelstrae
EDINBURGH | EH5 2ET

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Description

Boyd Property are delighted to present to the market this bright and spacious 2-bedroom first floor flat, with private residents parking, situated in the popular Fettes/Inverleith area. The location is superb with excellent local amenities and is a convenient distance from the city centre & surrounding areas. The accommodation briefly comprises a welcoming entrance hallway, lounge, fitted kitchen, two double bedrooms and a bathroom. The property benefits from gas central heating, double glazing, well-tended communal garden grounds, and there is an allocated parking space included in the sale with ample visitors parking also provided. Communal areas of the development are managed by The West Winnelstrae Residents' Association at a cost of approximately £100 per year, reviewed annually. This property will appeal to a variety of buyers and viewing is therefore highly recommended.

Location

The desirable area of Fettes is conveniently situated to take advantage of excellent shopping facilities and eateries within fashionable Stockbridge. The area is also well served by supermarkets, with a Waitrose in Comely Bank and a Morrisons on Ferry Road both within a short walking distance. There is also a Marks & Spencer and various other retailers at Craigmillar Retail Park which is within easy reach. The Royal Botanic Gardens and Inverleith Park are close by, as is an access point onto the Water of Leith pathway for enjoying scenic walks & cycle routes. Leisure facilities, including Ainslie Park, Village Gym and Westwoods Health Club are located close to the property. A good choice of public transport is available to the City Centre and surrounding areas and for commuters, access to the central motorway network and the airport are swiftly available to the west.

Extras

All fitted floor coverings. It should be noted that other items of furniture may be available by separate negotiation.

Price & Viewing

For price and viewing information contact Agents.



Features

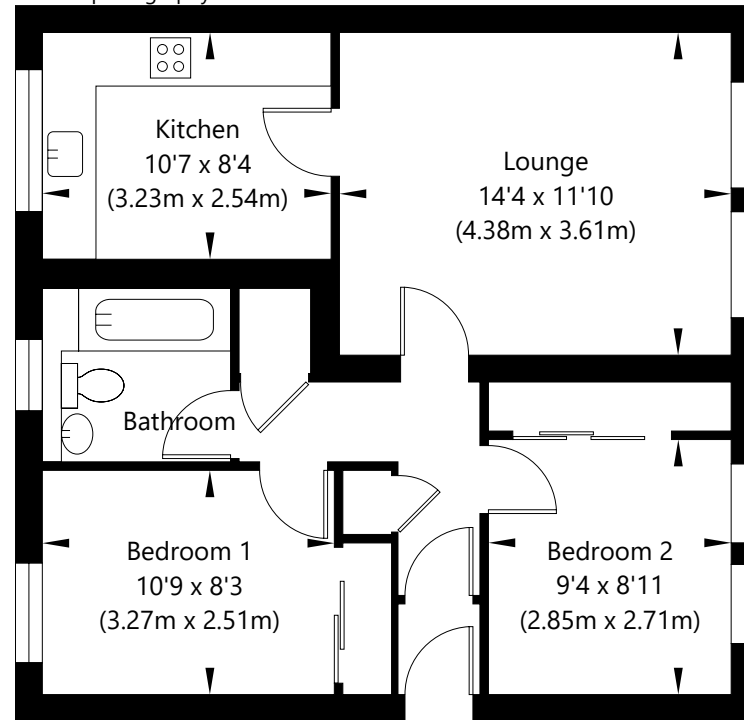
- Entrance hallway
- Lounge
- Kitchen
- 2 Bedrooms
- Bathroom
- Double glazing
- Gas central heating
- Communal garden grounds
- Allocated parking space
- Ample visitors parking

“ A bright and spacious 2-bedroom first floor flat, with private residents parking, situated in the popular Fettes/Inverleith area. ”





First Floor
Approx. Internal Area 57.07 Sq M / 614 Sq Ft.
Not to scale. For identification only.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. 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 sonic 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 Combined 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 Combined Standard Clauses.