



30/1 East Fettes Avenue
College View, Fettes, Edinburgh, EH4 1RE

CALL US ON 0131 447 4747

30/1 East Fettes Avenue, College View, Fettes, Edinburgh, EH4 1RE

For price and viewing information please use ESPC Booking Calendar on ESPC Website or call 0131 447 4747

- Shared secured entry.
- Reception hall with excellent storage.
- Generously proportioned living room/dining room.
- Breakfasting kitchen.
- Master bedroom with built-in wardrobes & en-suite shower room.
- Two further bedrooms one with built-in mirrored wardrobes.
- Bathroom with shower.
- Gas central heating.
- Double glazing.
- Alarm.
- Well maintained communal grounds.
- Resident's parking.
- Private garage.



GENERAL DESCRIPTION

A ground floor flat part of an exclusive development in the highly desirable Fettes district of the city perfectly positioned for access to a wide range of local amenities and a short journey to the north of Edinburgh City Centre. The property is in need of modernisation and redecoration and offers excellent potential to any purchaser.

FACTORING NOTE

The development is factored by Ross & Liddell at an approximate charge of £128.00 per calendar month. This covers the maintenance of all the communal areas and also the block's buildings insurance.

COUNCIL TAX BAND: F.
TRAIN STATION: APPROXIMATELY 1.8 MILES TO HAYMARKET TRAIN STATION.
AIRPORT: APPROXIMATELY 8.5 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 400 METRES.

LOCATION

Fettes is an exclusive established residential district to the north of Edinburgh City Centre, ideally situated for local convenience shopping in nearby Comely Bank and Stockbridge with a variety of boutique shops, bars and restaurants, (including Tom Kitchen's Scran and Scallie). A Waitrose supermarket is available in Comely Bank, Morrisons Supermarket on Ferry Road and a large Sainsbury's supermarket is available at Craighleith Retail Park. Inverleith Park and the Royal Botanic Gardens offer pleasant walks and open spaces and Westwoods Health Club offers a range of fitness and sporting facilities. The Western General Hospital and Fettes College are also close by. There is a regular public transport service operating to many parts of the city with excellent road links to the City By-pass and major motorway networks.

EXTRAS:
The property will be sold as seen and there are no guarantees for the kitchen appliances.



**East Fettes Avenue,
Edinburgh,
Midlothian, EH4 1RE**



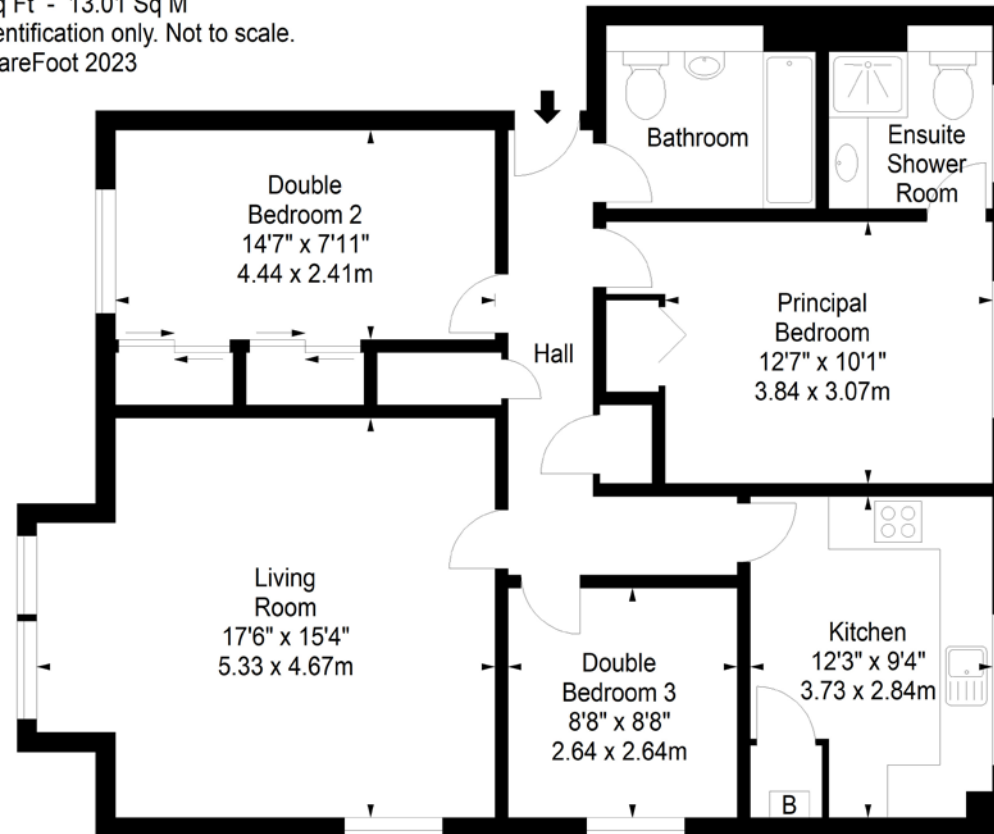
Approx. Gross Internal Area
962 Sq Ft - 89.37 Sq M

Garage

Approx. Gross Internal Area
140 Sq Ft - 13.01 Sq M

For identification only. Not to scale.

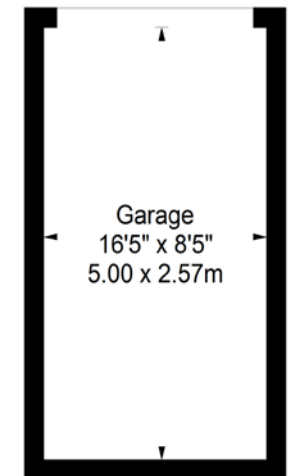
© SquareFoot 2023



Ground Floor



Energy Performance
Certificate Rating C



Ground Floor

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747 F: 0131 447 9555

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.