

LAW • PROPERTY • FINANCE

Fettes, Edinburgh, EH4 2GH







Forming part of an attractive, modern development in Fettes, this main-door ground-floor apartment offers an open-plan dining kitchen/living room, two double bedrooms with storage, an en-suite shower room, and a separate bathroom, plus a private patio, access to shared gardens, and private residents' parking. It is sure to appeal to couples, professionals, young families, downsizers, and rental investors alike.

Extras: Integrated kitchen appliances comprising an oven, hob, extractor hood, fridge/freezer, dishwasher, and washing machine will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

FEATURES

- Main-door, ground-floor apartment in Fettes
- Part of an attractive, modern development
- Entrance hall with built-in storage
- Open-plan dining kitchen/living room
- Two double bedrooms with built-in wardrobes
- One en-suite shower room
- Separate bathroom
- Generous private patio
- Access to shared gardens
- Private residents' parking
- EPC Rating B
- Council Tax Band F



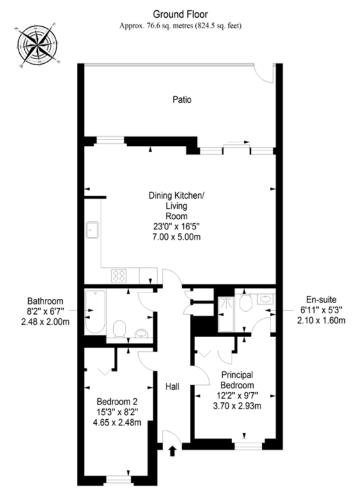
"OPEN-PLAN DINING
KITCHEN/LIVING ROOM
AND TWO DOUBLE
BEDROOMS WITH
BUILT-IN WARDROBES"





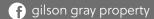






Total area: approx. 76.6 sq. metres (824.5 sq. feet)













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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. 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.



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