





This main-door ground-floor apartment is a spacious two-bedroom residence, which forms part of a modern development in exclusive Fettes. The home is finished to high standards throughout, incorporating quality fixtures and fittings and an attractive blank canvas of décor. It offers sociable open-plan living, and further benefits from a private terrace for relaxing and dining in the sun. The impressive property will certainly be in high demand across a wide demographic of buyers, especially amongst city professionals, couples, and downsizers.

Extras: integrated appliances (oven, gas hob, fridge/freezer, dishwasher, and washing machine) to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



FEATURES

- Modern ground-floor apartment
- Part of a sought-after development
- Highly desirable setting in Fettes
- Neutral interiors throughout
- Private main-door entrance
- Welcoming hall with built-in storage
- Open-plan kitchen/living/dining room
- Quality kitchen with integrated appliances
- Two double bedrooms with wardrobes
- Premium en-suite shower room
- Family bathroom with overhead shower
- Private outdoor terrace
- Well-kept communal garden
- Private residents' parking



"A MODERN
GROUND-FLOOR
APARTMENT WITH
OPEN-PLAN LIVING,
TWO DOUBLE
BEDROOMS, AND TWO
WASHROOMS"



EPC RATING:

B

COUNCIL TAX BAND:

F

VIEWINGS

By appointment with Gilson Gray on 0131 516 5366



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



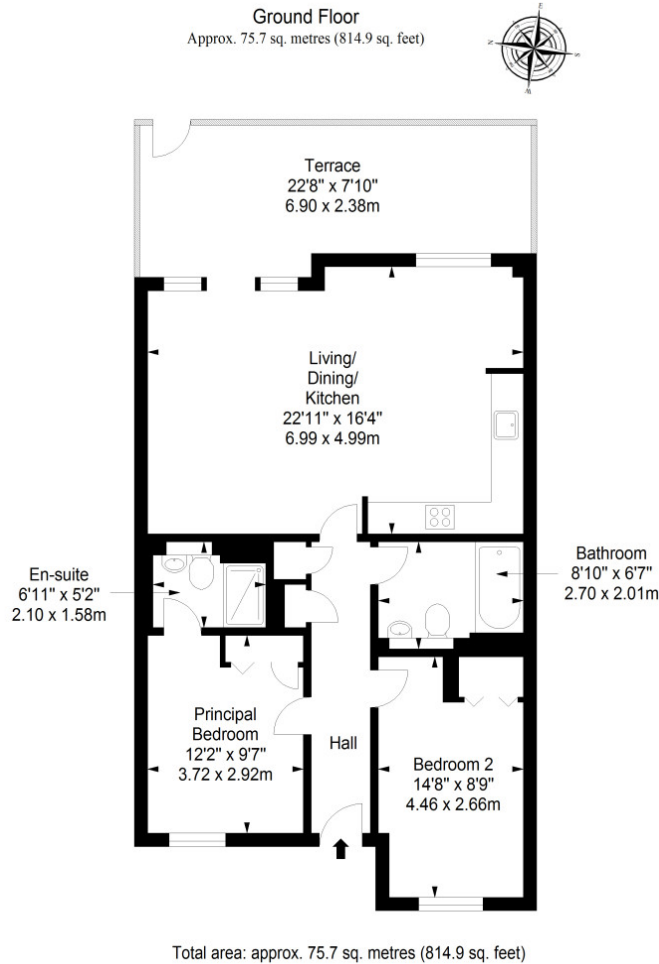
DUNDEE

2 West Marketgait
DD1 1QN
01382 201 000



BORDERS

01890 880 008



@gilsongrayprop



gilson gray property



gilson gray property



@gilsongrayprop



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.