



RALPH SAYER
SOLICITORS & ESTATE AGENTS

2/2 North Werber Road

Fettes, Edinburgh EH4 1TA

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Sitting in a prime location, bordering the prestigious Fettes College. This exclusive two-bedroom ground floor apartment offers the ultimate modern living experience, close to Edinburgh's city centre.

The contemporary style of this home sets the tone for the high standard of finish throughout. The impressive open plan living, dining, and kitchen area spans a generous 22ft by 18ft, providing ample space for relaxation and entertaining. The modern kitchen boasts sleek high gloss cabinets and a stylish peninsular unit, creating a perfect centerpiece. No detail has been overlooked when it comes to convenience and luxury, with a full complement of integrated appliances, including a must-have wine fridge. Enjoying a peaceful aspect over the shared garden, there are two well proportioned double bedrooms, where the master boasts a walk-in wardrobe and an en-suite featuring a fabulous walk-in shower. Finally, there is a modern shower room with a double shower.

Extras: all fitted floor coverings, blinds, light fittings, and integrated kitchen appliances will be included in the sale.



Property Summary

- Exclusive development in Fettes
- Generous hall
- Impressive open-plan living room, dining and kitchen
- Modern kitchen
- Principal bedroom with walk-in wardrobe & en-suite shower room
- Second double bedroom
- Stylish shower room
- Shared rear garden & landscaped grounds
- Ample residents parking is provided.
- Gas central heating & Double-glazed windows
- EPC Rating - B | Council Tax Band - F





Two-bedroom apartment, offering contemporary living in an unbeatable location.





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dream property!



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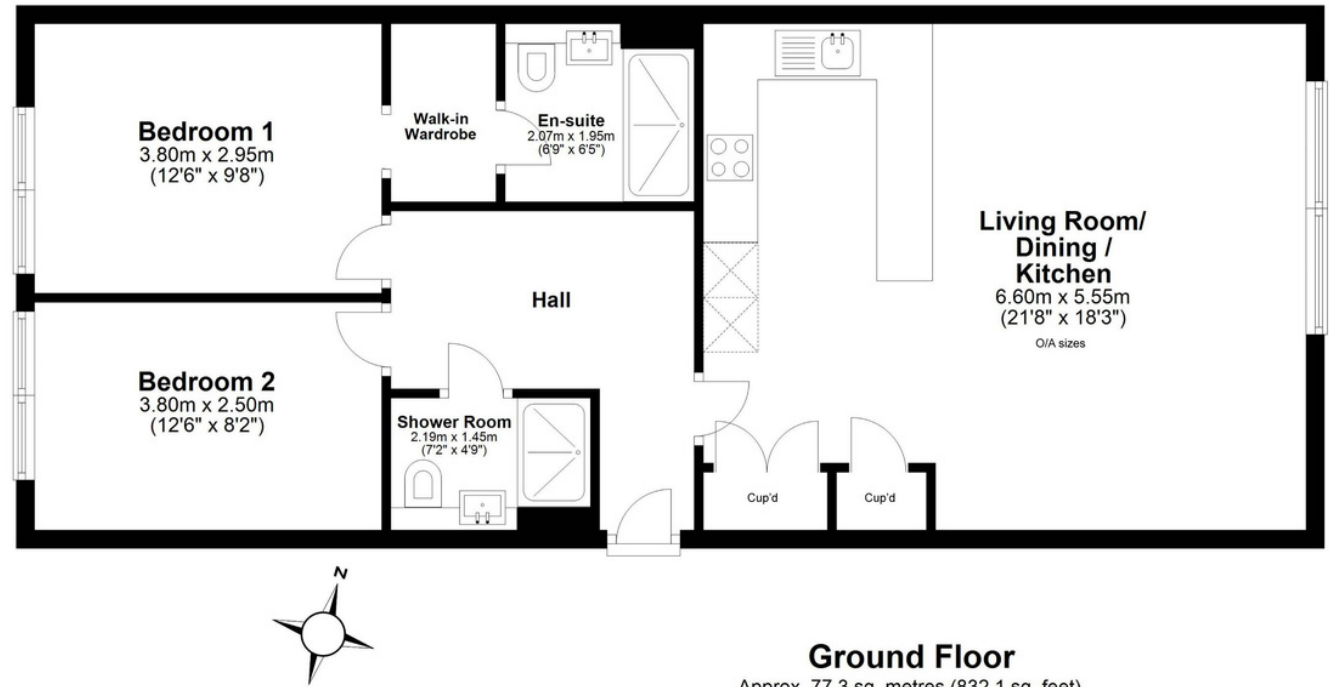
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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. 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 electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Ground Floor
Approx. 77.3 sq. metres (832.1 sq. feet)



Location

Fettes is a highly desirable area located approximately 2.5 miles to the north of the city centre. It is known for its leafy appearance, treelined avenues and extensive open parkland. The Royal Botanic Gardens and Inverleith Park are on your door step, and a short walk through the park, takes you into vibrant Stockbridge, with its boutique, independent specialist shops, buzzing cafe culture and superb eateries, such as Tom Kitchens' Scran and Scallie and the refurbished Raeburn Hotel. A variety of food shopping options are on offer, with a Morrisons on Ferry Road, a Waitrose at Comely Bank, and a Sainsbury's and Marks and Spencers, can be found at nearby Craighleith Retail Park. Additional leisure opportunities include, Ainslie Park, Westwoods Private Health Club and the Village Urban Health Club and Spa. An excellent choice of state and private schooling can be found within the local area, including the renowned, Fettes College.