



3/5 North Werber Park

Fettes, Edinburgh, EH4 1SY

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Forming part of an established development in desirable Fettes, this ground-floor flat offers two bedrooms, an open-plan living area opening onto a private patio, a bathroom, access to shared gardens, and private residents' parking. Sure to appeal to a wide demographic, the flat also offers an exciting opportunity for upgrades, giving the new owner a blank canvas to put their own stamp on. The flat benefits from enviable close proximity to a wealth of amenities, such as shops (including a major supermarket), schools, Fettes College, the Western General Hospital, and open spaces including Inverleith Park and the Royal Botanic Garden.

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

Property Summary

- Ground-floor flat in desirable Fettes
- Secure shared entrance vestibule
- Hallway with built-in storage
- · Open-plan kitchen/dining room and living room
- Private patio area
- Two double bedrooms (one with built-in wardrobe)
- Bathroom with shower-over-bath
- Access to well-maintained shared gardens
- Private residents' parking
- · Electric heating and double glazing
- EPC Rating E | Council Tax Band F









Open-plan kitchen/dining room and living room, two double bedrooms and a bathroom with shower-over-bath







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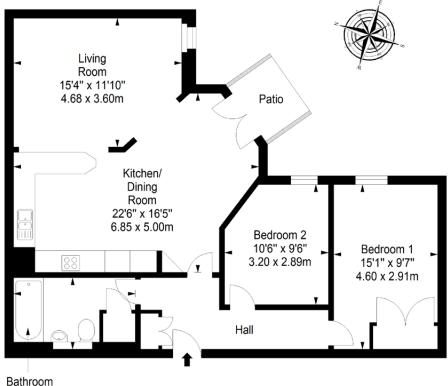
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Ground Floor Approx. 81.0 sq. metres (871.9 sq. feet)



11'2" x 6'7"

Total area: approx. 81.0 sq. metres (871.9 sq. feet) 3.40 x 2.00m