





Offers Over

£160,000

4/3 West Winnelstrae

Fettes | Edinburgh | EH5 2ES

Well presented, first floor apartment quietly situated in a cul de sac and forming part of an established development in the popular residential area of Fettes. Close to good local amenities and transport links, this property is in move in condition and will particularly appeal to first time buyers and professionals.

-  1 bedroom
-  1 public room
-  1 bathroom
-  Allocated parking space
-  EPC rating – C
-  Council tax band – C



Description

Accessed via a secure entry system, the accommodation briefly comprises of welcoming hallway with a cupboard with shelving and hanging rail, bright and airy lounge/dining room with a twin window with leafy outlook, modern kitchen with grey wall and base units with co-ordinating worktops, double bedroom and stylish shower room.

The property further benefits from gas central heating and double glazing.



Extras

All fixtures and fittings will be included in the sale along with the induction hob, electric oven and integrated fridge/freezer.

Gardens and Parking

The development is surrounded by well maintained communal gardens and there is an allocated parking space along with on street visitors parking.

Factoring

An annual payment of approximately £85 is payable to West Winnelstrae Residents Association for the upkeep of common grounds and an annual roof inspection.

There is an additional fee payable of £35 per annum for the maintenance of the grounds immediately surrounding the block.

Viewing

By appointment through Neilsons (0131 625 2222).





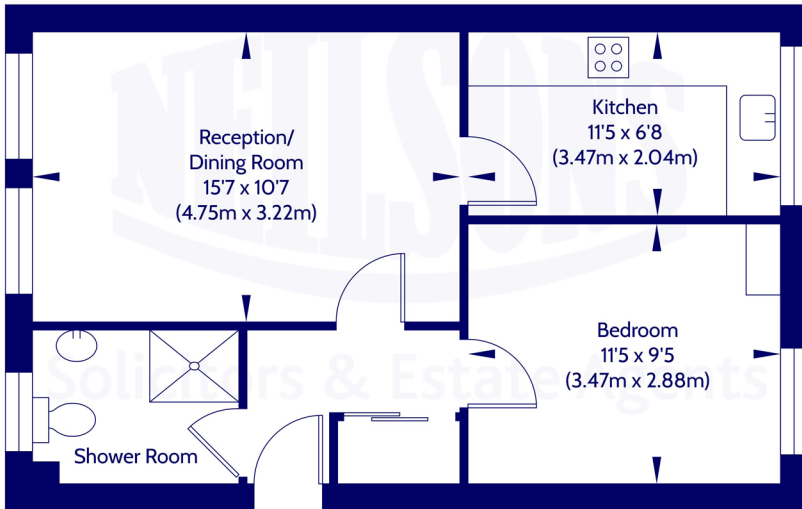
Location

Fettes is a peaceful, highly regarded area situated to the north of the City Centre, within walking distance of the fashionable areas of Stockbridge and Comely Bank which offer a great selection of bespoke shops, a Sainsburys Local and some of the City's finest bars, restaurants and cafes. The area is also well served by various supermarkets and additional amenities available at Craigleith Retail Park which is a short drive away. The beautiful Royal Botanic Gardens and Inverleith Park are close by together with the Ainslie Park recreational centre. Primary and secondary schooling is available locally in both the public and private sectors. Regular public transport services operate into Edinburgh and surrounding areas. For the commuter there is convenient access to the M8, M9, City Bypass, Queensferry Crossing and Edinburgh International Airport.



Approx. Gross Internal Floor Area 41.65 Sq M / 448 Sq Ft.

First Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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