





## Welcome

Welcome to East Werberside, this particularly attractive two bedroom main door lower villa forms part of a much sought after factored residential development located in the Fettes area of Edinburgh set within beautiful communal gardens with residents and visitors parking. This charming property offers well designed spacious accommodation which benefits from having full gas central heating and double glazing. There is a fabulous choice of local amenities near by with swift transport links to and from the city centre. An ideal opportunity for the first time buyer or buy to let investor, we would recommend an early viewing.

- Entrance vestibule.
- Front facing corner aspect living room.
- Breakfasting kitchen.
- Rear hallway features two storage cupboards.
- Principle bedroom, built in wardrobe storage and en-suite shower room.
- Double bedroom rear facing with built in wardrobe storage.
- Bathroom comprising WC, wash hand basin, bidet, bath with shower over.
- Gas central heating.
- Double glazing.
- Residents and visitors parking.
- Factored by James Gibb





## Fettes

Fettes is one of Edinburgh's most sought after residential locations and lies north-west of the city centre. The area is well served by a good selection of local amenities which include a variety of shops at nearby Comely Bank and Stockbridge where there is a Waitrose Supermarket and a lovely selection of eclectic private retailers, coffee shops and restaurants. In addition to these excellent amenities the nearby Craigleith Retail Park offers a wider selection of high street retailers including Marks and Spencer's, Boots and a Sainsburys. There are good schools within the vicinity including the highly regarded local authority schools at Flora Stevenson Primary School Broughton High School and Private Schools at Edinburgh Academy, Stewart's Melville College and Fettes College. The lovely open green spaces of Inverleith Park and the beautiful Royal Botanic gardens are within easy walking distance. Princes Street, The West End and city centre are within easy reach and regular public transport services operate along Telford Road and to surrounding areas

## Agents Note


The integrated kitchen appliances, the standalone freezer in the hall cupboard, curtains and fitted floor coverings are included. Some other items of furniture may be available as well if required. This property is factored by James Gibb with an approximate annual fee of £672 and is not inclusive of the building's insurance. Further information on the factors can be found via <https://jamesgibb.co.uk/>. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.



# Get in touch

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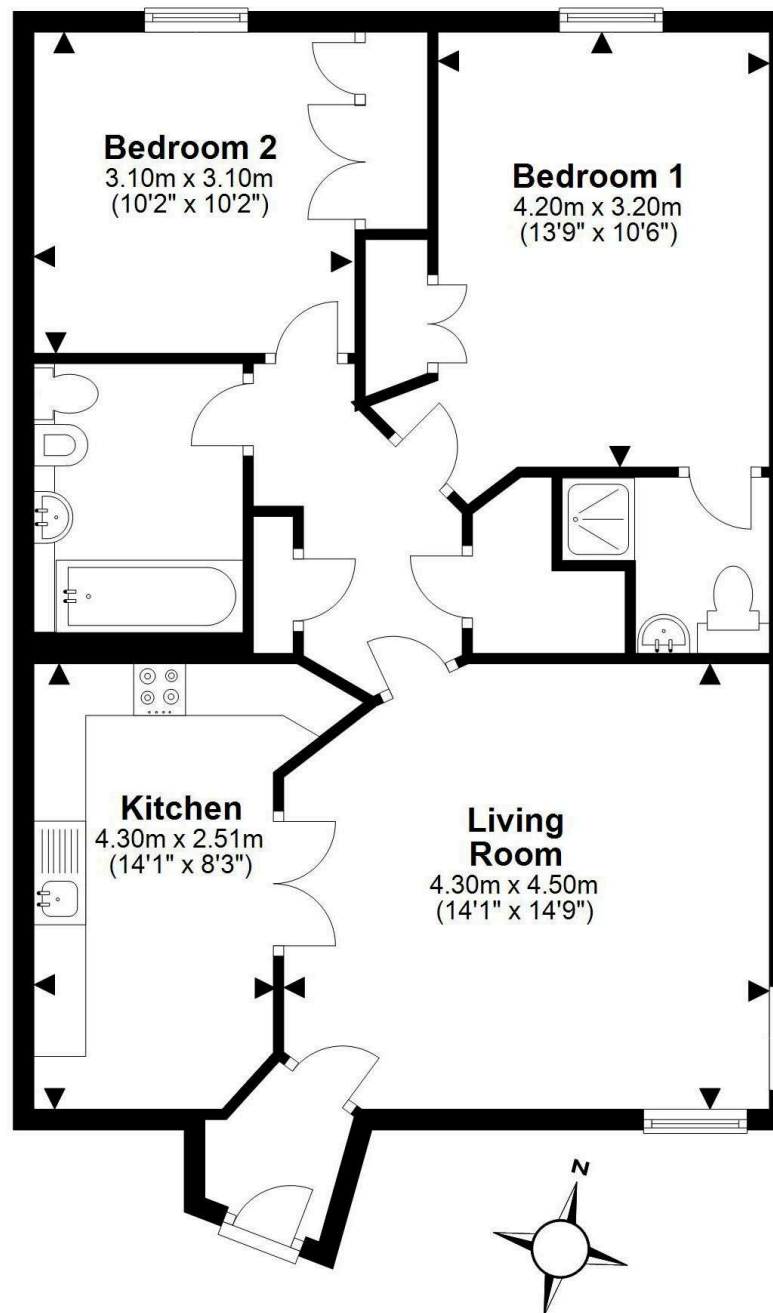
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.



For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.