



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**Flat 1, 3 Fells Way**  
Burdiehouse, Edinburgh EH17 8TZ

# Flat 1, 3 Fells Way

Introducing an immaculately presented two-bedroom, two-bathroom ground floor flat set in a contemporary Burdiehouse development within commuting distance of the city centre. It is close to a superb range of amenities, including shops, green spaces, bars and restaurants, and excellent road and commuter links. The accommodation includes an open-plan kitchen and living/dining area with French doors leading to a private deck and garden area, two double bedrooms, an en-suite shower room, and a modern bathroom. There is also residents' parking within the development, which is beautifully landscaped.

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

Factor: Ross & Liddell are the factors for the development with the current costs at £100 pm for communal areas and common building insurance

## Property Summary

- Ground-floor flat in Burdiehouse
- Part of an exclusive, modern development
- Secure shared entry
- Fresh, neutral interiors
- Entrance hall with storage
- Open-plan living/dining/kitchen with deck
- Main bedroom with a built-in wardrobe and en-suite
- Versatile second bedroom
- Modern family bathroom
- Private west-facing deck
- Well-kept communal grounds
- Residents' parking
- EPC Rating - B | Council Tax Band - C
- Home Report Value - £200,000





Two-bedroom, two-bathroom ground-floor flat with tasteful, neutral interiors



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dream property!



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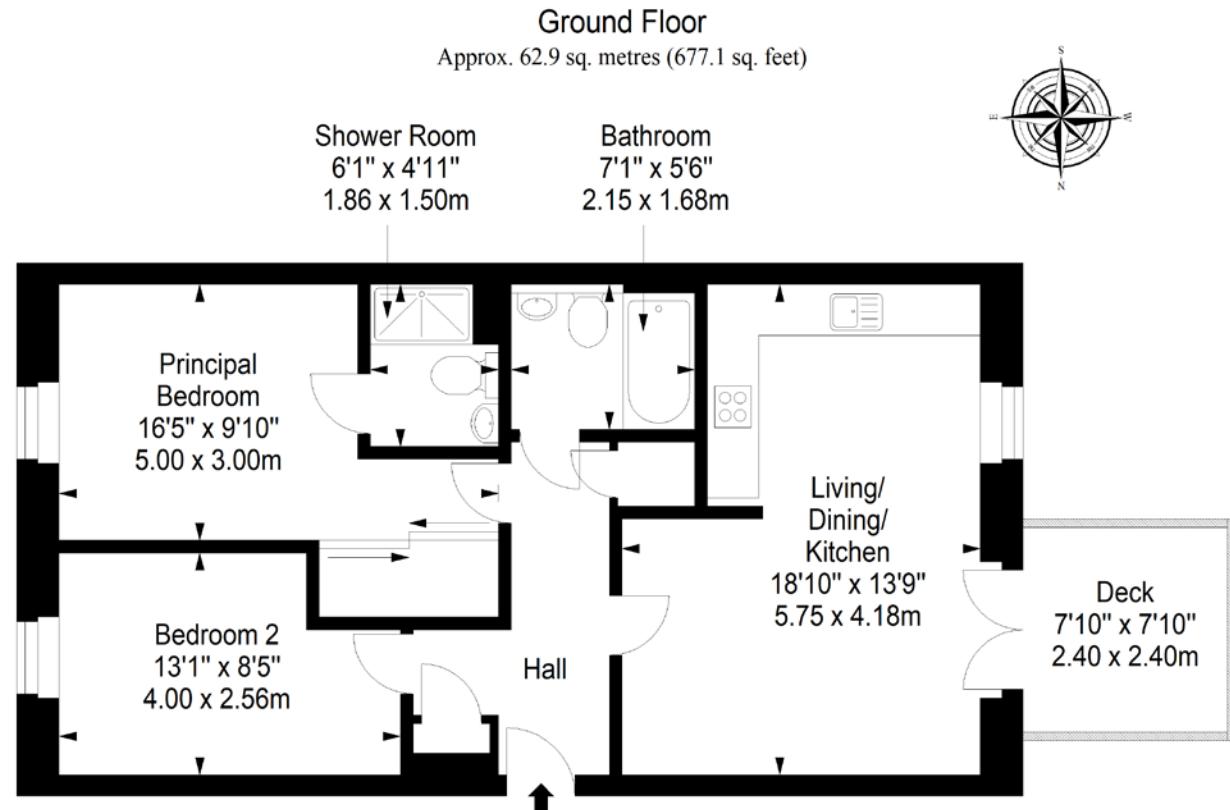


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DISCLAIMER

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.



Total area: approx. 62.9 sq. metres (677.1 sq. feet)