

COULTERS<sup>®</sup>

# 11/6 NORTH WERBER PLACE

FETTES, EDINBURGH, EH4 1TF

 2 BED  1 BATH  1 PUBLIC





VIRTUALLY STAGED IMAGE



## TAKE A LOOK INSIDE

Located in the sought after area of Fettes, to the North of the city centre, 11/6 North Werber Place is a delightful, bright and freshly decorated two bedroom second floor flat, well positioned on the edge of an established, attractive development. The home offers attractive, well proportioned accommodation with residents' parking.

Accessed by way of a communal hall and stair, the property is located on the second floor. The double windowed sitting room has a south facing aspect, with views to the front. Laminate flooring bounces light throughout the room.

## KEY FEATURES



Freshly decorated, bright & engaging second floor flat.



Two double bedrooms with fitted wardrobes.



Well maintained landscaped grounds framed by beautiful trees.



Private residents parking. No allocated spaces.



Located in leafy, sought after Fettes to the north of the city centre.



Excellent local amenities nearby.



EPC Rating - B



Council Tax Band - E





The kitchen is fitted with wall and base mounted cabinetry and roll top work surface. The integrated appliances comprise: electric oven, gas hob, extractor hood, washing machine and fridge/freezer. There are two double bedrooms, both with fitted wardrobes and laminate flooring (one to the front, one to the rear of the building). The modern bathroom has a bath (with shower and shower screen over), WC, wash hand basin and heated towel rail, in addition to a handy storage cupboard, completing the internal accommodation. Heating and hot water is provided by gas central heating and there is double glazing.

Residents' parking is available within the development and there are attractive landscaped communal grounds surrounding the building.







VIRTUALLY STAGED IMAGE



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## THE LOCAL AREA

Leafy Fettes is a prestigious area two miles north of Edinburgh's City Centre, with access to exceptional leisure, retail, and dining opportunities. Discover natural beauty at the renowned Royal Botanic Garden along with peaceful walks at Inverleith Park. The exclusive Westwood's Health Club is minutes away. When it comes to dining you are spoilt for choice with the range of quality restaurants and bars on offer in nearby Stockbridge. These include The Raeburn, Tom Kitchin's The Scran and Scallie, and La Bocca along with Hector's, Hamilton's, and The Baillie. This cosmopolitan area of Edinburgh benefits from an array of independent boutiques as well as fantastic choices to meet daily shopping needs. Larger shopping requirements are met at Morrisons only a short drive from the property, as well as a large Waitrose at Comely Bank and Craigmile Retail Park which houses a Sainsbury's and a Marks and Spencer. The property lies in the catchment area of well-regarded schooling including Flora Stevenson Primary School and Broughton High School. Some of Edinburgh's finest private schools nearby include St George's School, Fettes College, and The Edinburgh Academy. The area benefits from excellent transport links with regular bus services taking you into Edinburgh City Centre, and the M8, The Queensferry Crossing, and Edinburgh International Airport, all easily accessible.

## EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price. The factors are James Gibb and the factoring fee is usually between £220 and £240 per quarter.

Please note that some of the images have been virtually staged to suggest how the rooms could be used.

**HOME REPORT VALUATION: £240,000**



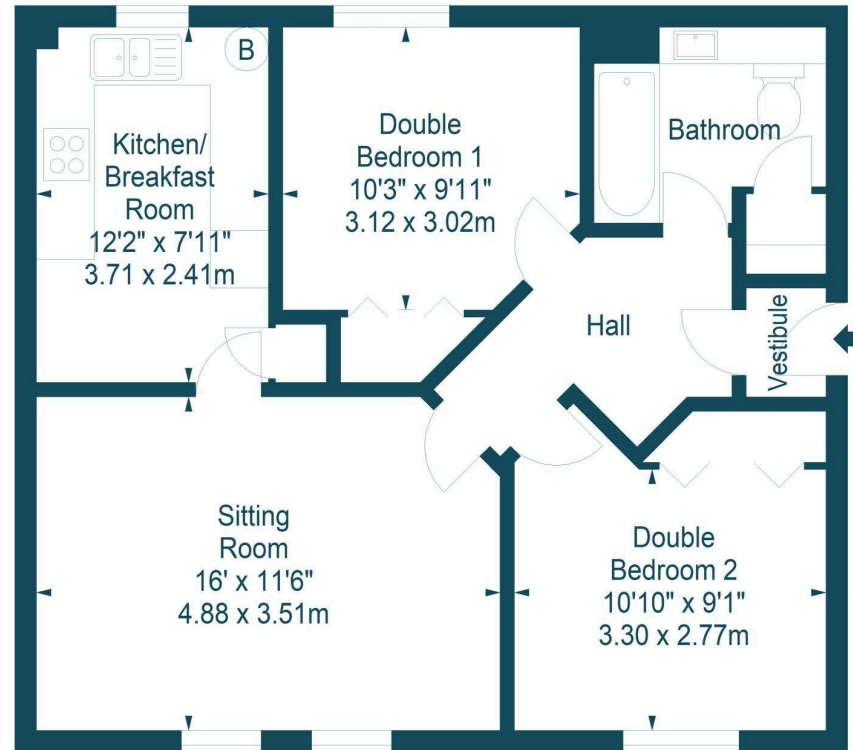




North Werber Place,  
Edinburgh,  
Midlothian, EH4 1TF



Approx. Gross Internal Area  
661 Sq Ft - 61.41 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Second Floor

## GET IN TOUCH



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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.