

COULTERS<sup>©</sup>

WEST  
WERBERSIDE

# 50 WEST WERBERSIDE

FETTES, EDINBURGH, EH4 1SX

 2 BED

 2 BATH

 1 PUBLIC



## TAKE A LOOK INSIDE

Enjoy a prime Fettes location with this bright two-bedroom main-door upper apartment situated within a popular landscaped residential development. Although now in need of some modernisation, the property has been well-looked after and represents an excellent opportunity for a variety of buyers including first time buyers, professionals, downsizers or investors.

The front door opens onto a lovely bright vestibule (with storage cupboard) and stairs leading to the first floor. The sitting room/dining room is bright and well-proportioned with a separate space for a dining table and chairs, in addition to a private south facing balcony.

The spacious kitchen is fitted with wall and base mounted cabinetry, breakfast bar and integrated appliances comprise hob, extractor hood, oven, dishwasher and fridge freezer.

## KEY FEATURES



Upper flat with main door entry.



Two double bedrooms one with en suite.



Private balcony.



Private residents' car park.



Peaceful setting close to Inverleith Park.



Excellent schools & local amenities.



EPC Rating - C



Council Tax Band - F



The principal bedroom has fitted wardrobes and the luxury of an en-suite shower room, whilst the second double bedroom also has fitted wardrobes. The bathroom completes the accommodation with a bath (with shower over), WC and wash hand basin.

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.

The factors are James Gibb and the fee is approximately £225 per quarter including buildings insurance.



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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 also just 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. 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 Craigleith 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.

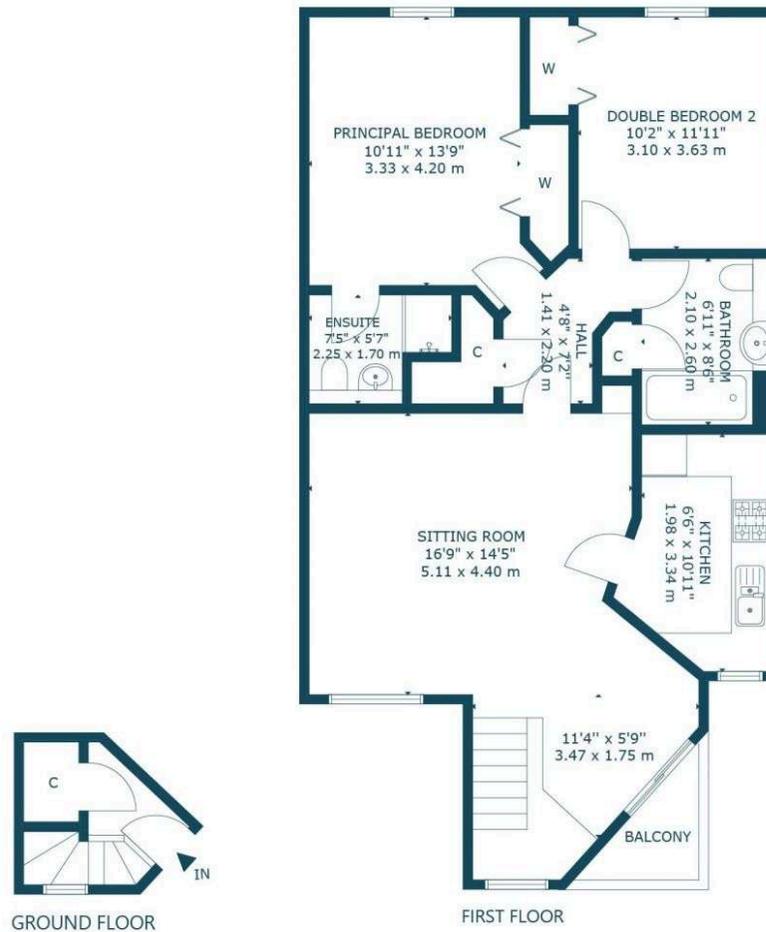
## EXTRAS

All curtains light fittings, fitted flooring and integrated appliances are included in the sale price.

**HOME REPORT VALUATION: £270,000**







GROUND FLOOR

FIRST FLOOR

50 WEST WERBERSIDE, FETTES, EDINBURGH, EH4 1SX  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 914 SQ FT / 85 SQ M  
All measurements and fixtures including doors and windows are  
approximate and should be independently verified.

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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.