

COULTERS[©]

11/10 NORTH WERBER PLACE

FETTES, EDINBURGH, EH4 1TF

 2 BED  1 BATH  1 PUBLIC



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TAKE A LOOK INSIDE

Situated within the highly regarded Fettes district, to the north of Edinburgh's city centre, 11/10 North Werber Place is a bright and well-presented two bedroom third floor flat, forming part of an established and well-maintained residential development with residents' parking. The property enjoys a particularly appealing position within the development, benefitting from outstanding open views across to Fettes College and onwards to the Pentland Hills.

Accessed via a well-kept communal stair, the flat is located on the third floor. The sitting room which is a generous and welcoming space with plenty space for dining, benefits from an abundance of natural light from its southerly aspect. The unobstructed outlook creates a wonderful sense of openness and provides an ever-changing backdrop throughout the seasons, making this an ideal room for both relaxing and entertaining.

The open plan kitchen is stylish and well appointed, fitted with a range of contemporary wall and base units. High specification integrated appliances including a dishwasher, create a practical and stylish space suited to modern living.

KEY FEATURES



Third floor flat in peaceful leafy development.



Two double bedrooms & modern shower room.



Well-maintained communal grounds.



Private residents car park.



Excellent local amenities nearby.



Situated in sought after Fettes, close to Inverleith Park.



EPC Rating - C



Council Tax Band - E



There are two comfortable double bedrooms, both benefiting from fitted wardrobes and offering flexible accommodation for a variety of needs, whether as bedrooms, home office space or guest rooms.

The property is completed by a sleek and high quality shower room, finished with Duravit fittings and comprising a walk-in shower enclosure, WC and wash hand basin, presented in excellent condition.

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 £200 per quarter including buildings insurance.





THE LOCAL AREA

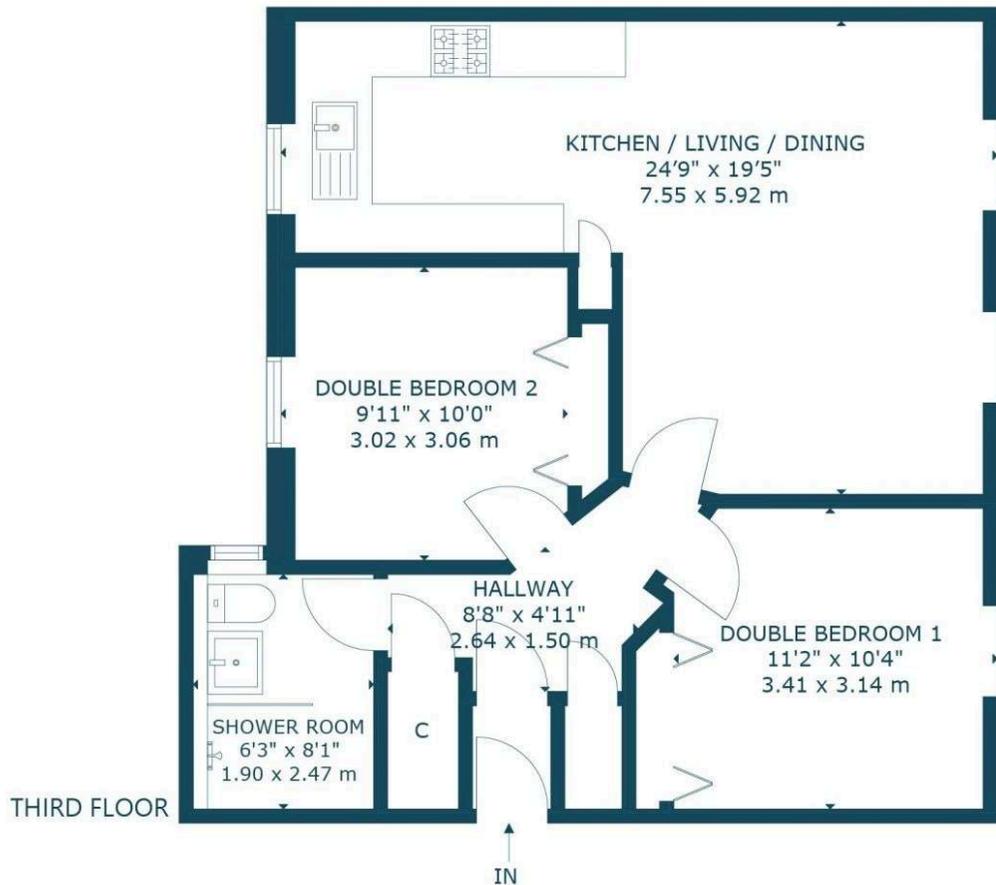
Leafy Fettes is a prestigious area two miles north of Edinburgh's City Centre, with access to exceptional leisure, retail, and dining opportunities. Discover natural beauty at the renowned Royal Botanic Garden along with peaceful walks at Inverleith Park. The exclusive Westwood's Health Club is also 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 Craigmyle 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, curtains light fittings, fitted flooring and integrated appliances are included in the sale price.





11-10 NORTH WERBER PLACE, EDINBURGH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 695 SQ FT / 65 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.