

COULTERS[©]

29/2 CITYPARK WAY

FETTES, EDINBURGH, EH5 2FA

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

29/2 Citypark Way is a stylish, immaculately presented ground floor flat, forming part of a contemporary development in leafy Fettes. The property has been lovingly upgraded with beautiful Karndene flooring laid throughout the hall and living areas to great effect.

The sitting room / dining room is open plan, creating a spacious heart of the home. There is a lovely outlook onto the landscaped grounds and the room benefits from a westerly aspect to enjoy the afternoon sun in fair weather.

KEY FEATURES



Stylish, beautifully presented ground floor flat with attractive finishes.



Delightful double bedroom with patio doors.



Well maintained landscaped grounds.



Allocated underground parking plus visitor parking.



Well situated in leafy Fettes.



Within a short walk of local amenities.



EPC Rating - C



Council Tax Band - D

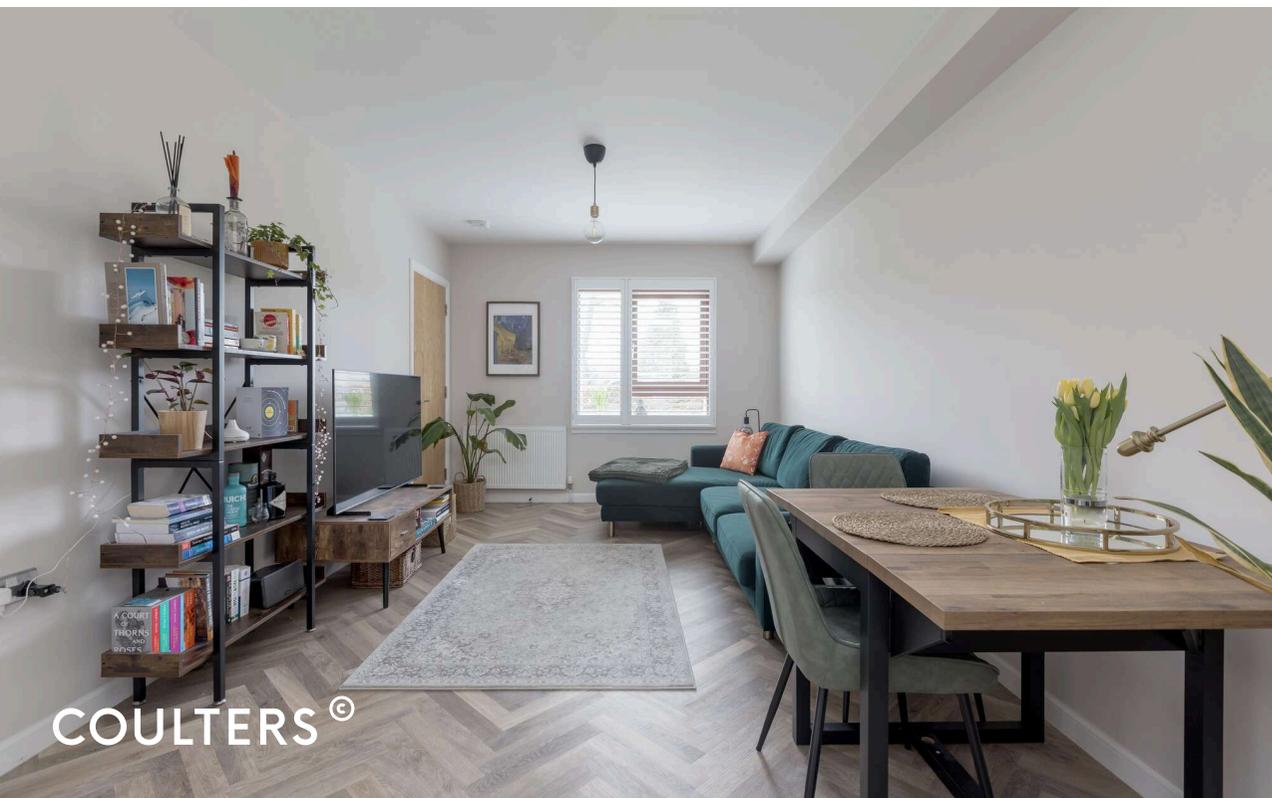


Fitted with wall and base mounted cabinetry and worktops, the well equipped kitchen area comprises: gas hob, electric oven, extractor hood, fridge/freezer and dishwasher. There is a well proportioned double bedroom with fitted wardrobes and a glazed door which floods the room with natural light, as well as providing direct access to the patio and communal grounds. The modern bathroom is spacious, offering a bath with an electric shower over, WC and wash hand basin. The utility room (housing the washing machine) provides storage space, in addition to three further cupboards throughout the flat. Heating and hot water is provided by gas central heating and there is double glazing. Externally, there are well maintained landscaped grounds. The property has an allocated parking space and there is visitor parking.



THE LOCAL AREA

Fettes is a prime residential area two miles north of Edinburgh's City Centre. Citypark Way enjoys excellent leisure and recreational opportunities with the picturesque Royal Botanic Gardens and Inverleith Park nearby. Ainslie Park Leisure Centre minutes from the property has a swimming pool, gym, and fitness classes, and there are further award-winning facilities at Westwood's Health Club and The Village Hotel. Nearby Stockbridge offers an excellent range of restaurants, cafes and bars. Larger shopping requirements are met at Morrisons only a few minutes from the property, as well as Waitrose at Comely Bank and Craighleith Retail Park which houses a Sainsbury's and a Marks and Spencer. The Western General Hospital is within easy walking distance. The property lies in the catchment area of Granton Primary School and Broughton High School. Some of Edinburgh's finest private schools nearby include 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, are all easily accessible.



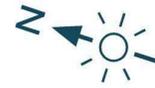
EXTRAS

All blinds, light fittings, fitted flooring, gas hob, electric oven, extractor hood, fridge/freezer and dishwasher are included in the sale price.

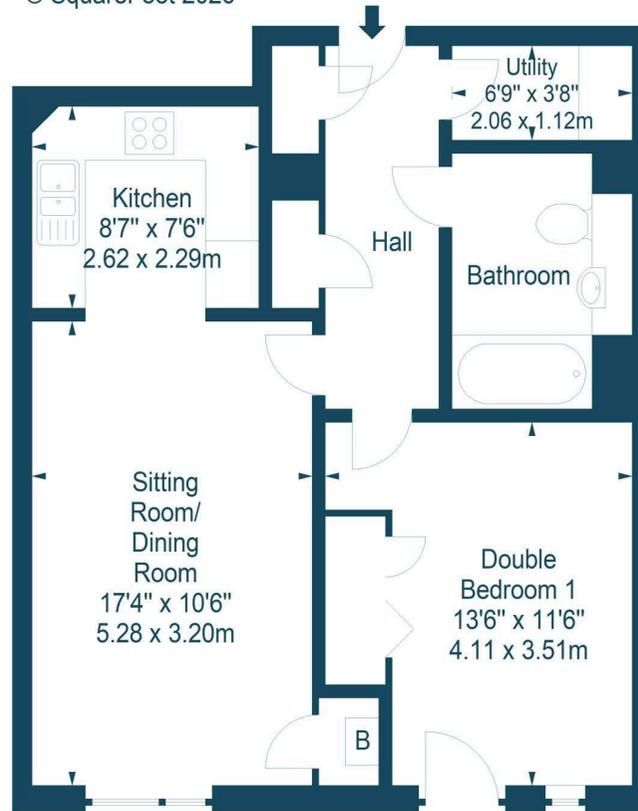
The factors are Trinity Factors and the monthly fee is approximately £100 per month including buildings insurance.



Citypark Way,
Edinburgh,
Midlothian, EH5 2FA



Approx. Gross Internal Area
603 Sq Ft - 56.02 Sq M
For identification only. Not to scale.
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Ground 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.