



Fettes, Edinburgh

14/4 WEST WINNELLSTRAE, EDINBURGH EH5 2ET

Situated within a quiet residential development close to local parks and amenities, this two bedroom, first floor flat offers practical, modern living space with access to off-street parking and communal garden grounds.

WILSON WARD
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Description

Bright, first floor flat in a quiet residential development. The Property comprises of:

- Entrance Hall
- Living Room with south-facing Windows
- Separate Kitchen
- Two Bedrooms with built-in Storage
- Bathroom
- Gas Central Heating and Double Glazing
- Communal Garden Grounds
- Residents' Parking

Location

West Winnelstrae is a leafy residential development tucked off Ferry Road, to the North of the sought-after area of Fettes. There is a Morrisons supermarket situated conveniently close by and the area is rightly renowned for its parks and gardens, with Inverleith Park and the Royal Botanical Gardens both close at hand. Further shops and amenities can be found at Craighleith Retail Park and the boutiques, cafes and restaurants of Stockbridge are also within reach. Regular bus services along Ferry Road provide good access to the city centre and The Shore, and the same route provides the motorist with access to the Queensferry Crossing, motorway network and Edinburgh International Airport.

Extras

Floor coverings, Venetian blinds, light fittings, cooker, fridge, freezer, and washing machine are included in the sale.

Council Tax Band

Band C

Viewings

By Appointment with Agents. Tel: 0131 467 7550



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 56.6 SQ M / 609 SQ FT

WEST WINNELSTRAE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA - 56.6 SQ M / 609 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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