

# 14 East Werberside Place

FETTES, EDINBURGH, EH4 1SB



*EXCELLENT TWO-BED  
GROUND-FLOOR APARTMENT*



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We are delighted to bring to the market this well-appointed two-bed apartment. This apartment is bright and spacious and set in the quiet and ever-popular area of Fettes, Edinburgh. Given the accommodation on offer and the ground-floor position, it makes an ideal apartment for someone seeking accommodation on one level. Equally, it would make a perfect Buy-to-Let investment property.



The accommodation benefits from a bright and spacious lounge/diner, which due to its shape, would suit a range of furniture configurations. The room is very welcoming and makes a relaxing environment to come home to. The kitchen is perfect for the apartment, finished in "Metro" tiles with a range of fitted units, an oven, gas hob, and ample room for the free-standing fridge freezer and washing machine.





# The Kitchen





The two double bedrooms are a great size, both with built-in storage and plenty of room for free-standing furniture. The master bedroom benefits from an en-suite, with a shower enclosure and a tap-fed shower. The bathroom is finished with a white suite, including a bath and wet-wall panels.



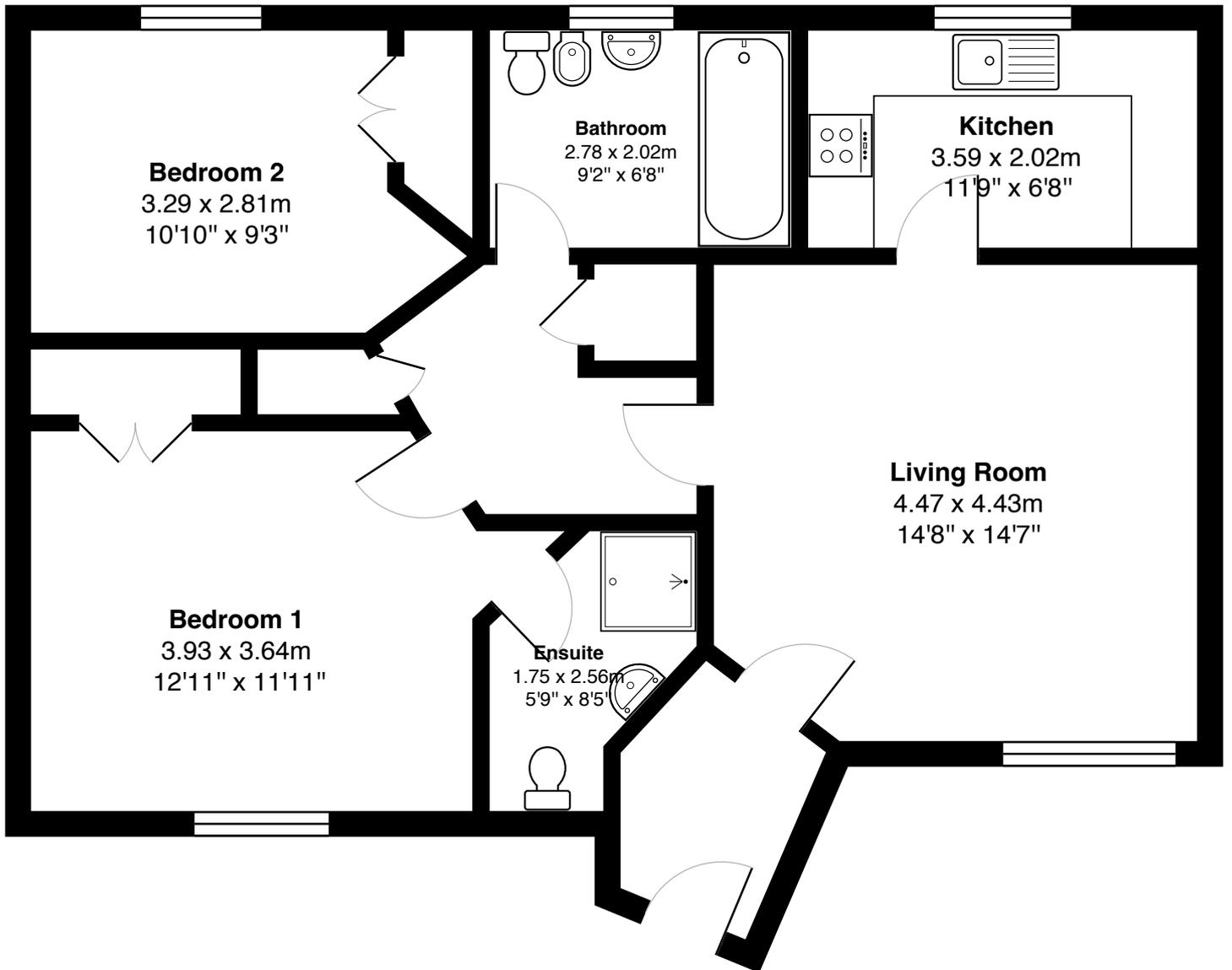




**Bedroom 2**







Gross internal floor area (m<sup>2</sup>): 69m<sup>2</sup>

EPC Rating: C

The home is kept warm and comfortable with double glazing and gas central heating. There's ample storage space to keep the apartment tidy and clutter-free at all times. Resident's parking is adjacent to the rear of the apartment with plenty of visitor parking as well.

Early viewing is recommended to anyone seeking a bright and spacious ground-floor apartment, set in a quiet residential setting with an easy commute to the city centre.



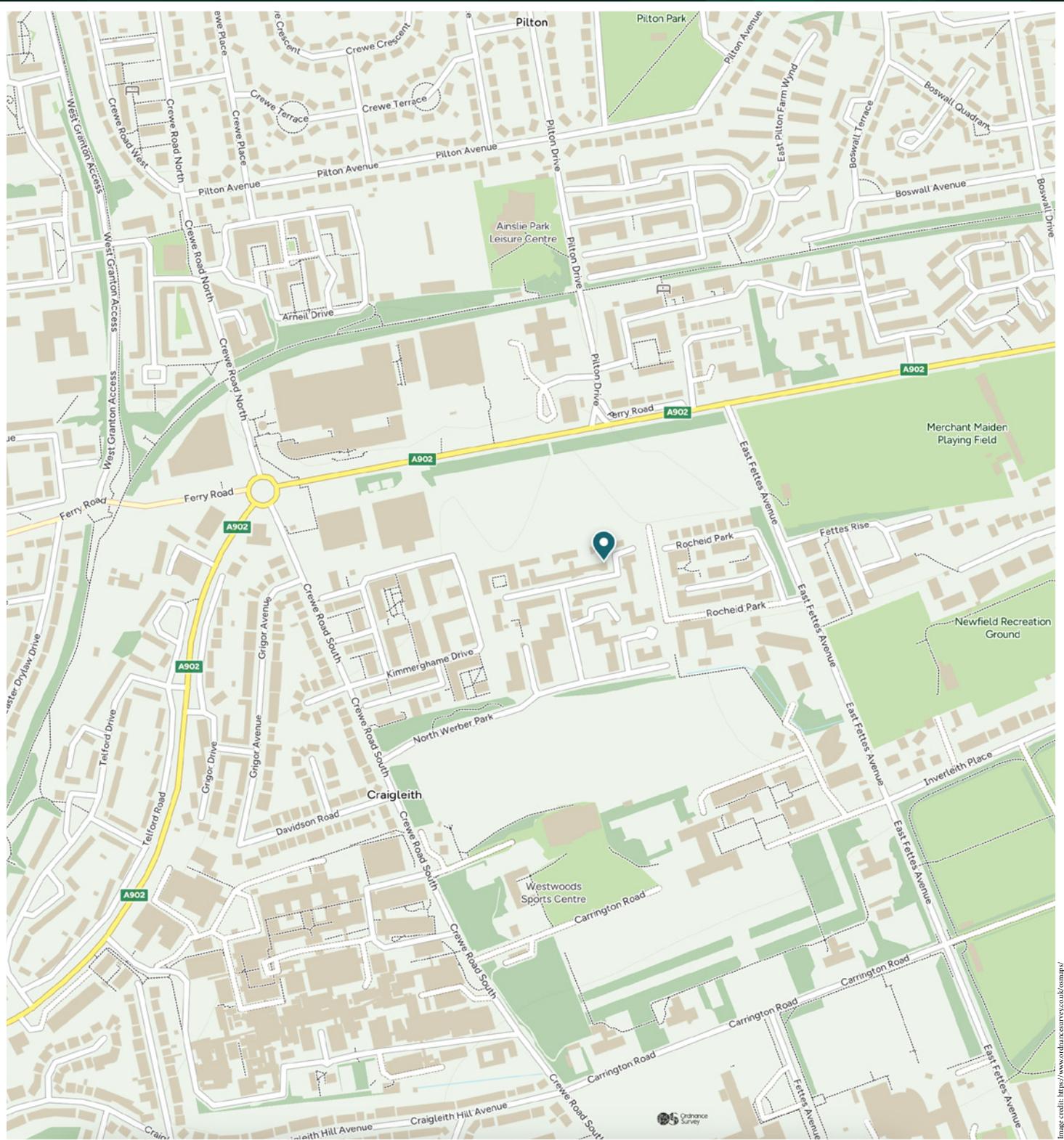


The property is located in Fettes, which lies in a northwestern district of the city. The property is ideally placed for shopping, transport, educational and recreational facilities. Local shopping is within walking distance, including a Morrisons, Stockbridge provides a Waitrose supermarket, and a number of bars and restaurants also on offer. For those whose needs are greater, a wider range of shops and culture can be found in the city centre, which is only a short bus or car journey away. Local state and private schools are within walking distance, as are many fine recreational facilities within the area.

Inverleith Park is excellent for all types of leisure activities whilst Ainslie Park and Village gym Recreational Centre provides sports facilities and a swimming pool, as a prime example. There is an excellent bus service close to hand, which will take you a short ten-minute journey into the city centre.

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## The Location



# McEwan Fraser Legal

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