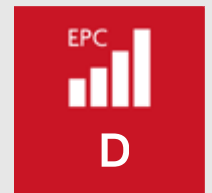
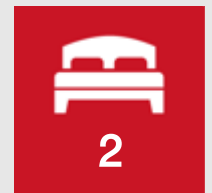
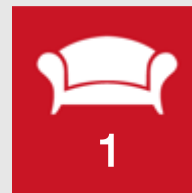




Thorntons 
The right way to move

3/3, North Werber Park,
Edinburgh EH4 1SY





Summary

This attractive ground floor property features two well-proportioned bedrooms, including a principal bedroom with an en-suite shower room. The living/dining room is generously sized and opens out to a private terrace. A separate modern kitchen and a main bathroom complete the layout. The property spans approximately 81 sq m (876 sq ft), offering spacious accommodation ideal for professionals, couples, or downsizers.

Features

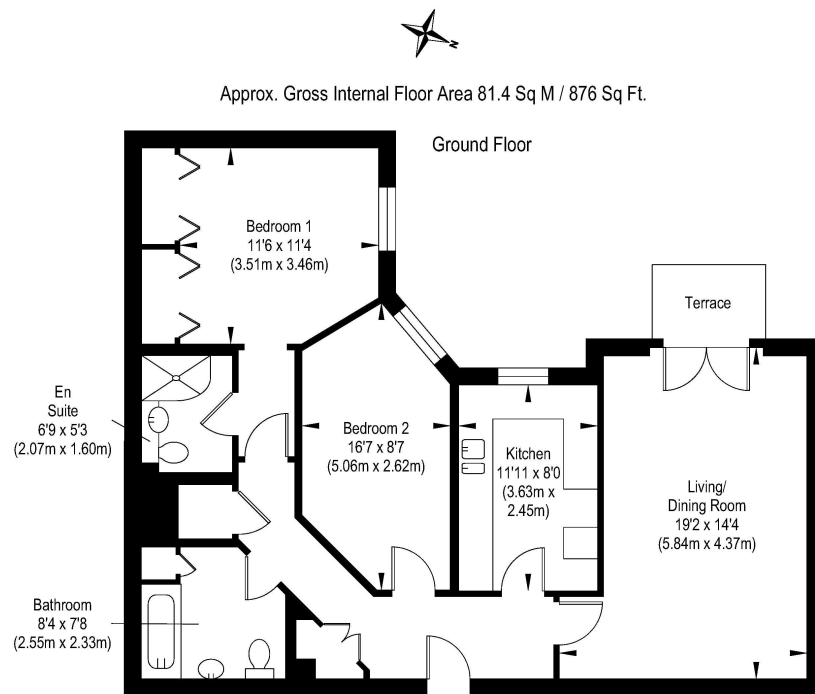
- Sought after Fettes district, close to Inverleith and Stockbridge
- Modern development with well-maintained gardens
- Excellent transport links to Edinburgh city centre and beyond
- Lovely West facing private terrace
- Spacious open-plan living/dining room
- Two spacious double bedrooms, master en-suite
- Separate kitchen
- Main bathroom
- Ample resident's parking
- Double glazing & Electric Heating (both newly installed 2023)

Room Measurements

Living/Dining Room: 5.84m x 4.37m (19'2" x 14'4")
 Kitchen: 3.63m x 2.45m (11'11" x 8'0")
 Bedroom 1 (Primary): 3.51m x 3.46m (11'6" x 11'4")
 En Suite (Shower Room): 2.07m x 1.60m (6'9" x 5'3")
 Bedroom 2: 5.06m x 2.62m (16'7" x 8'7")
 Main Bathroom: 2.55m x 2.33m (8'4" x 7'8")



Floorplan



All measurements are approximate. Not to scale. For identification only.
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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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