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16 East Werberside, Edinburgh, EH4 1SU

Stylish, Two-Bedroom, Dual-Aspect, Upper Apartment with Private Balcony

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Property Description

Stylish, two-bedroom upper apartment with a private balcony, dual-aspect living, and excellent storage, set in the sought-after Fettes Village with landscaped grounds and parking, north of Edinburgh city centre.

Comprises an entrance hall and stairway, an open plan living/dining room and kitchen, two double bedrooms, an en-suite shower room, and a bathroom.

Highlights include an impressive dual-aspect public room with a stylish integrated fitted kitchen, and light neutral decor, ready to move in.

In addition, there are fitted bathroom suites, superb storage provision including a loft space, gas central heating and double glazing.

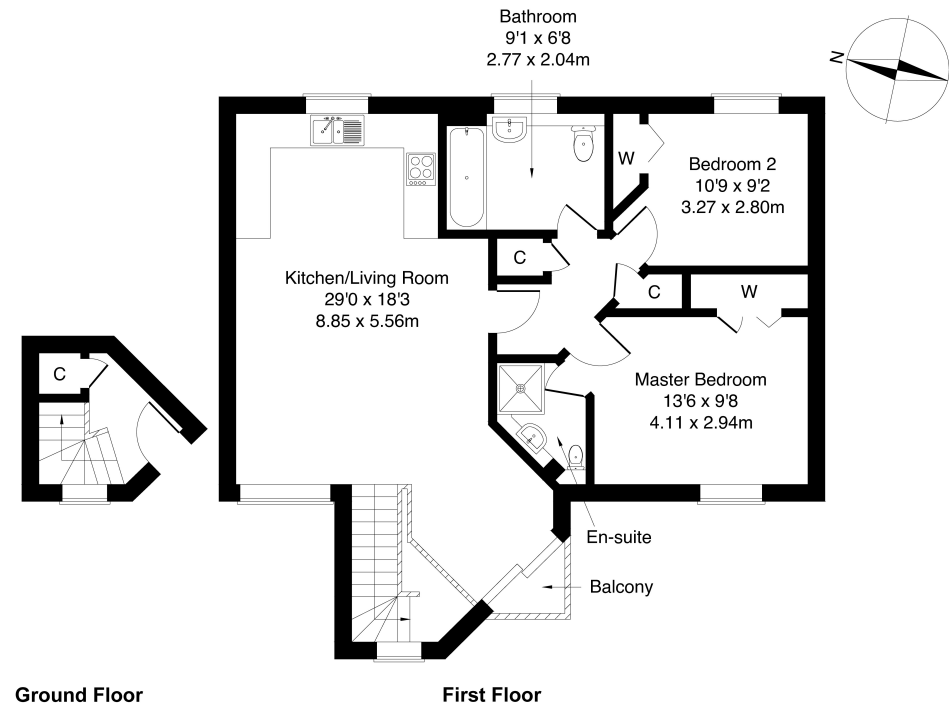
This quiet and leafy development also provides landscaped grounds and ample unrestricted residential parking.

A bright and welcoming entrance hall provides access to the carpeted stairway and a deep under-stairs storage cupboard, with natural light flowing from a window above the stairs. The impressive open-plan living area benefits from dual-aspect natural light, recessed spotlighting, plain coving, a modern wall-mounted electric fireplace, and direct access to a private balcony. The contemporary kitchen is open to the living space and features white gloss units, wood-effect worktops, a mosaic-tiled surround, an inset sink, unit downlighting, and integrated appliances including a microwave, oven, gas hob, washing machine, dishwasher, fridge/freezer, and a wine cooler.

An inner hall serves the bedrooms and bathroom and provides two built-in store cupboards and access to the loft. Set to the front, the principal bedroom includes a built-in mirrored wardrobe, carpeted flooring, pendant lighting, and a TV point, while the en-suite offers a modern two-piece suite and a corner cubicle with an electric shower. A second double bedroom is set to the rear and also features carpeted flooring and a built-in mirrored wardrobe. The spacious family bathroom completes this home and includes a three-piece suite with a shower over the bath, contemporary wall panelling, and a gemstone-style splash surround.

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Approximate Gross Internal Area: (840 sq ft - 78 sq m.)



Area Description

Fettes Village is a highly regarded and peaceful residential area, located just north of Edinburgh's city centre. Known for its attractive, modern developments and leafy surroundings, it offers excellent local amenities and convenient access to nearby Stockbridge, Comely Bank and Inverleith Park. There are a variety of supermarkets, cafés,

and independent shops within easy reach, while the nearby Ainslie Park Leisure Centre and the Water of Leith Walkway provide outstanding leisure and fitness options. Fettes is also well-placed for bus routes, cycle paths, and major road links, making it ideal for professionals, families, and downsizers alike.





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