



3 East Werberside, Edinburgh, EH4 1SU

Light & Tastefully Presented, Two-Bedroom, Main Door, First Floor Apartment with Balcony

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Property Description

Light and tastefully presented, two-bedroom, main door, first-floor apartment, with a balcony and residential parking. Set in desirable residential development, located in the sought-after Fettes area of Edinburgh, north of the city centre.

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

Highlights include an impressive public room with quality flooring and spotlighting, a modern fitted kitchen, and upgraded luxury bathrooms. In addition, there is gas central, double glazing, and superb storage provision including bedroom wardrobes and a generous loft space.

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

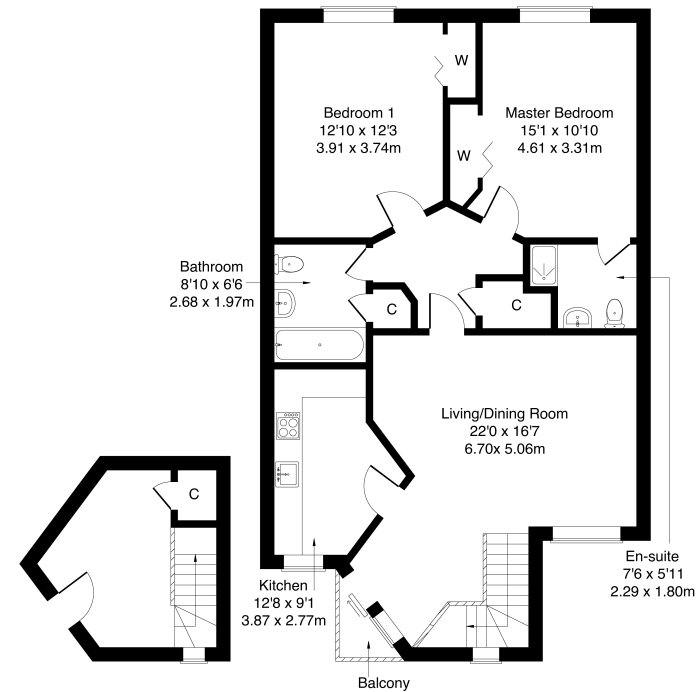
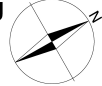
A welcoming entrance has space for outerwear, an under-stair storage cupboard, and carpeted stairs leading to a generous public room, with a front-facing aspect. Features include wood effect flooring, ample space for both lounge and dining furniture, spotlighting, a full-height window, and sliding doors leading to a private balcony. Set off the living room, a stylish kitchen includes modern units, wood effect worktops, a ceramic sink with a drainer, an integrated oven and gas hob, and a freestanding washing machine.

Set off the living room, an inner hall gives access to the rest of the property, with a generous master bedroom set to the rear, tastefully finished with wood effect flooring, light decor, a built-in wardrobe and a modern en-suite shower room. A further well-sized bedroom is also to the rear, similarly finished with wood effect flooring and a built-in wardrobe. Completing the accommodation, a luxury bathroom suite is fitted with a three-piece including a shower over the bath, tiled splash walls, a ladder-style radiator, and a built-in cupboard.

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Approximate Gross Internal Area: (1141 sq ft - 106 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Fettes is a desirable location, within easy reach of excellent local shopping and public transport links, along with some of Edinburgh's finest open spaces. The area is well-served by supermarkets, with a Waitrose at Comely Bank, a Morrisons on Ferry Road, and a Sainsbury's at Craighleith. Nearby Stockbridge, Comely Bank, Trinity and Inverleith offer vibrant areas, home to an eclectic mix of quality delicatessens, cafés, restaurants, bars, butchers, fishmongers and greengrocers, whilst

both Craighleith Retail Park and Ocean Terminal provide a range of high-street stores. Recreational options include cycle paths and walkways along the Water of Leith, the renowned Royal Botanic Gardens, Inverleith Park, as well as the Ainslie Park Leisure Centre. There is a choice of well-regarded public and private schools close by, including Edinburgh Academy, the iconic Fettes College, and Flora Stevenson Primary School.





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