



**Thorntons**   
The right way to move

## 3/4 North Werber Road

Fettes, Edinburgh, EH4 1TA







## Summary

Set within an established modern development in desirable Fettes, this well-proportioned first-floor flat is presented with attractive, neutral interiors and enjoys two double bedrooms, an open-plan kitchen, living, and dining room, and two bathrooms. Externally, the development offers shared gardens and private residents' parking. The flat would be perfect for first-time buyers, professionals, couples, young families, and rental investors alike.

Extras: all fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

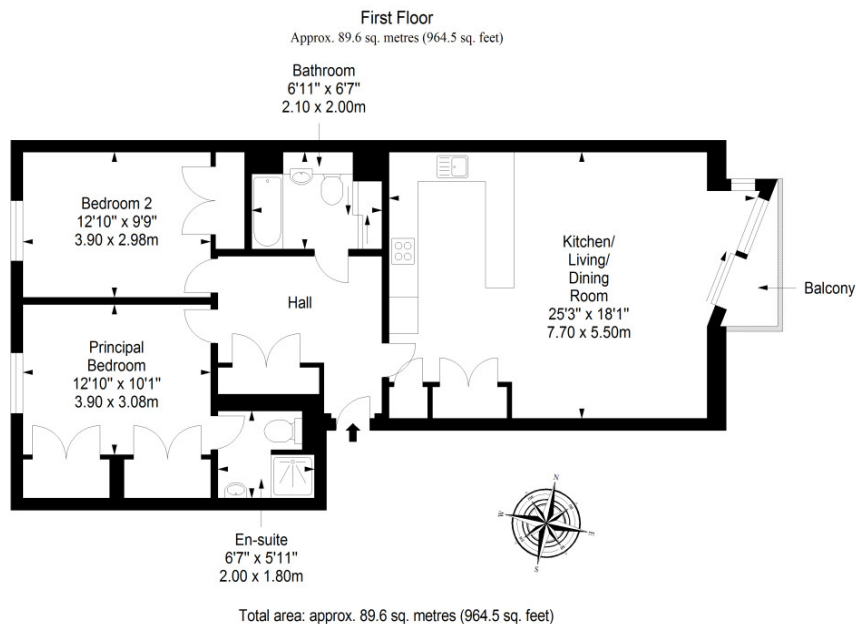
## Features

- First-floor flat in Fettes
- Part of an established modern development
- Secure shared stairwell
- Hall with built-in storage
- Open-plan kitchen/living/dining room with east-facing balcony
- Two good-sized double bedrooms with large built-in wardrobes
- One en-suite shower room
- Separate bathroom
- Shared gardens
- Private residents' parking
- Gas central heating
- Double glazed windows





# Floorplan



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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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