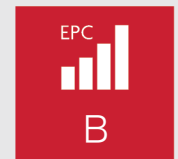




Thorntons 
The right way to move

3/4 North Werber Road

Fettes, Edinburgh, EH4 1TA





Summary

Set within an established modern lift-serviced 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.

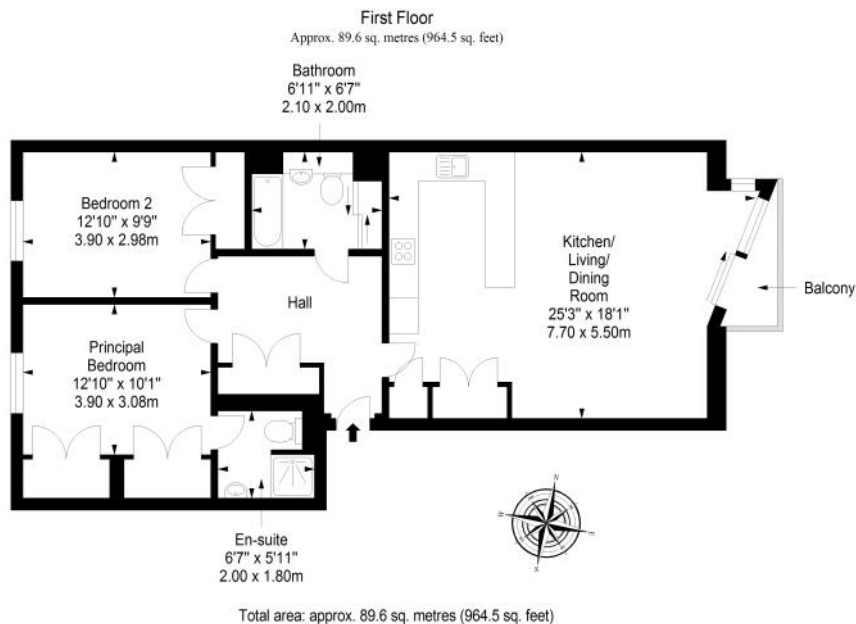
Factor: The development is factored by Element Factors at an approximate monthly charge of £120, which includes buildings insurance.

Features

- First-floor flat in Fettes
- Part of an established modern development
- Secure shared stairwell and lift service
- 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



Thorntons

The right way to move

Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA
01333 310481
anstrutherea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore
Dundee DD1 4BJ
01382 200099
dundeeea@thorntons-law.co.uk

ARBROATH

165 High Street, Arbroath, DD1 1DR
01241 876633
arbroathea@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket
Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinea@thorntons-law.co.uk

ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR
01334 474200
standrewsea@thorntons-law.co.uk

CUPAR

49 Bonnygate, Cupar, KY15 4BY
01334 656564
cuparea@thorntons-law.co.uk

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.

Thorntons is a trading name of Thorntons Law LLP Regulated by The Law Society of Scotland

@ThorntonsPropertyServices
 @thorntonsproperty
 @ThorntonsPS