



3

**3 WEST WERBERSIDE
FETTES
EDINBURGH**

This seldom available terraced villa offers bright well planned accommodation which is presented in first class condition throughout and forms part of a popular modern development which is within easy reach of the City Centre.

Reception hallway, WC, lounge/dining room, conservatory, fitted kitchen, three bedrooms, master en-suite bathroom and principal shower room. Gas central heating and double glazing. Private front and rear gardens.

Fixed Price £295,000





GENERAL DESCRIPTION

This seldom available terraced villa offers bright well planned accommodation which is presented in first class condition throughout and forms part of a popular modern development which is within easy reach of the City Centre. The internal layout comprises: a bright reception hallway which features a quality wooden floor, cupboard and WC off. The lounge/dining room is an attractive room with two sets of French doors opening on to the rear south facing garden and a conservatory. The stylish fitted kitchen has front facing window and a number of appliances included in the sale price. The upper hall provides access to all three bedrooms and the principal shower room. Bedroom one has the added advantage of an en-suite bathroom. The property's specification includes gas central heating and double glazing. Externally there are private gardens to the front and rear with the rear being south facing and enclosed.

SITUATION

The property forms part of Fettes Village which lies just north of the City Centre. There are excellent local amenities nearby including a health club and primary school within close proximity. There is a supermarket within easy reach as well as some fine local shops and bars. A selection of High Street chain stores including electrical retailers and chemist can be found nearby at Craighleith Retail Park. Fettes Village is close to Edinburgh's network of cycle routes offering pleasant and traffic-free walking and cycling around the City. As well as being convenient for all of the university areas, shops, museums, galleries and financial districts for which Edinburgh is renowned, Fettes Village is close to the major trunk route of Ferry Road which offers fast access to the north via the Forth Road Bridge, to the M8 to the west and to Edinburgh International Airport. There are also regular bus services into central Edinburgh and beyond.





ACCOMMODATION

(All Sizes Approximate)

RECEPTION HALLWAY

This bright hallway is gained via a glass panelled door with window to the side. Displays a quality cherry wood floor and has large storage cupboard off.

WC

6'8" x 3'7" 2.03m x 1.09m

This room has front facing windows and features a modern two piece suite. Comprising; WC and wash hand basin. Displays a recessed lit mirror and cherry wood floor.

LOUNGE/DINING ROOM

22'0" x 19'1" 6.70m x 6.29m (at widest point)

This large bright 'L shaped' room has twin set of French doors overlooking and leading out on to the south facing rear garden and conservatory. The room displays a feature stone fireplace with inset living flame gas fire and stairs lead to the upper hall.

CONSERVATORY

9'10" x 6'4" 3.01m x 1.93m

The south facing conservatory enjoys an attractive outlook over the garden and landscaped grounds. Displays laminate flooring and has door on to the garden.

KITCHEN

9'0" x 7'8" 2.74m x 2.36m

This stylish fitted kitchen with cherry wood floor has front facing window on to the garden. The room features base, drawer and wall mounted units, work surface with inset sink and splash tiling. Included in the sale price and incorporated into the design are the stainless steel gas hob, electric fan assisted oven, extractor hood, washing machine, dishwasher and fridge freezer.

UPPER HALL

The upper hall leads to all three bedrooms and the principal shower room. Hatch gives access to attic and large cupboard off houses the hot water cylinder.

BEDROOM 1

13'0" x 12'0" 3.96m x 3.64m

The property's master bedroom has twin rear facing windows overlooking the landscaped grounds. The room features built-in wardrobes and door leads through to the en-suite bathroom.

EN-SUITE BATHROOM

9'10" x 5'7" 3.00m x 3.64m

This bright room has rear facing window and features a four piece suite. Comprising; WC, bidet, pedestal wash hand basin and bath with shower over. Displays extensive floor/wall tiling and a heated towel rail.



sold on style™

If you are, call us to find out more about our bespoke service.



Ground Floor Plan



First Floor Plan

Schematic Diagram only - Not to scale

BEDROOM 2

10'8" x 9'8" 3.25m x 2.95m

This double bedroom has twin front facing windows and features a built-in wardrobe.

BEDROOM 3

10'0" x 7'2" 3.03m x 2.20m

This good sized third bedroom has front facing window and features a built-in wardrobe.

SHOWER ROOM

7'9" x 4'5" 2.40m x 1.36m

This internal room features a three piece suite. Comprising; WC, pedestal wash hand basin and enclosed shower tray. Displays extensive wall/floor tiles and recessed lit mirror.

HEATING

The property has a system of gas central heating.

DOUBLE GLAZING

The property is double glazed.

GARDENS

To the front of the property there is a small garden with mature planted area and path to the front door. To the rear of the property there is an enclosed south facing garden displaying mature plants and shrubs with gate leading out on to the shared landscaped grounds. The rear garden has been decked for ease of maintenance.

ENTRY

By Arrangement

VIEWING

Saturday 11-1, or by appointment contact Russel + Aitken on 0131 20 20 600.

PRICE

Fixed Price £295,000

NOTES OF SALE

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.

