



18/1 Fettes Rise, Edinburgh, EH4 1QH

Well-presented three-bedroom ground floor flat with private south-facing garden and secure residents parking

URQUHARTS
EDINBURGH



DESCRIPTION

18/1 Fettes Rise is a impressive three-bedroom ground floor flat, forming part of a well-established modern development, with private south-facing garden and secure residents' underground garage with allocated parking space. Superbly situated in the desirable Fettes area with excellent local amenities and schools and is convenient walking distance to Stockbridge, the city centre & other surrounding areas.

Entrance hall; bright open plan living room / dining room / kitchen with patio door access to a private south-facing decking and garden area; modern fitted kitchen with wall and base units and integrated appliances; master bedroom with en-suite shower room; two further double bedrooms; a bathroom with three-piece suite; and utility room.

ACCOMMODATION

Entrance hall. Living room / Dining room / Kitchen. Three double bedrooms (one en-suite). Bathroom.

Gas central heating. Double glazing. Well-maintained private south-facing garden, laid to lawn with decking area, mature borders and garden shed. Landscaped communal grounds. Private allocated parking space within a secure resident's underground garage as well as residents parking around the development. The development is factored by

NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

Myreside Management and there is an approx. quarterly fee of £300 including common buildings insurance.

LOCATION

Fettes Rise forms part of an established modern development situated in the popular residential area of Fettes. The area is well served by supermarkets with Morrisons on Ferry Road, Waitrose in Comely Bank and Sainsbury's at Craigeleith, all of which are within a short walk or drive. Stockbridge is only a short distance away and offers a selection of bars, boutiques, cafes, and independent shops. The recreational spaces of The Royal Botanic Garden and Inverleith Park are close by as well as the Water of Leith pathways with leisure facilities including Westwood Health Club, Ainslie Park Leisure centre and Urban Village. Excellent schooling is available in both the public and private sectors including the well-regarded Fettes College, Edinburgh Academy & Stewarts Melville, with the Western General Hospital and Fettes Police College for those working in that sector Easy access to the nearby A902 Ferry Road provides links to the City Bypass and major motorway networks, west towards Edinburgh Airport, North to the Forth Road Bridge/ Queensferry Crossing, East towards East Lothian, the countryside, beaches, and golf courses and the A1.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

PRICE AND VIEWING

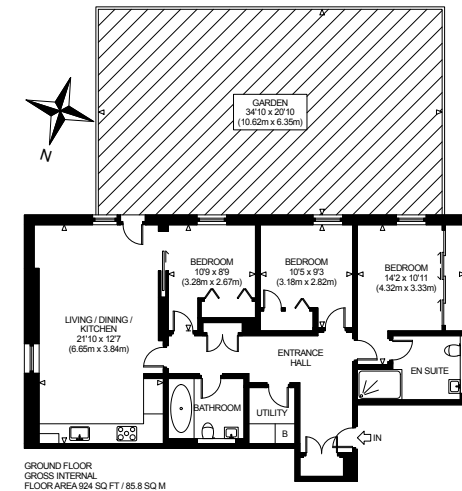
For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band F

The property has an Energy Rating Category C



FETTES RISE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 924 SQ FT / 85.8 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.