



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**18/3 West Winnelstrae**  
Edinburgh EH5 2ET



# 18/3 West Winnelstrae

Set with-in a tranquil cul de sac development in sought-after Fettes, this one bedroom first floor flat has stylish interiors, generous proportions and an allocated parking space, close by to beautiful Inverleith park and Stockbridge. This property would appeal to first-time buyers, professionals or a buy-to-let investor.

Extras: all fitted floor coverings, light fittings, and built-in kitchen appliances, plus washing machine will be included in the sale.

## Property Summary

- Nestled in a tranquil cul de sac development
- Entrance hall with built-in storage
- Spacious lounge/diner
- Modern fitted kitchen
- Double bedroom with excellent built-in storage
- Stylish shower room with chrome towel radiator
- Immaculate, shared rear garden
- One allocated parking space
- Gas central heating
- Double-glazed windows
- EPC Rating - C | Council Tax Band - C







Set with-in a tranquil cul de sac development and with stylish interiors



Let us help you find your next  
**dream property!**



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property@ralphsayer.com  
0131 225 5567  
www.ralphsayer.com

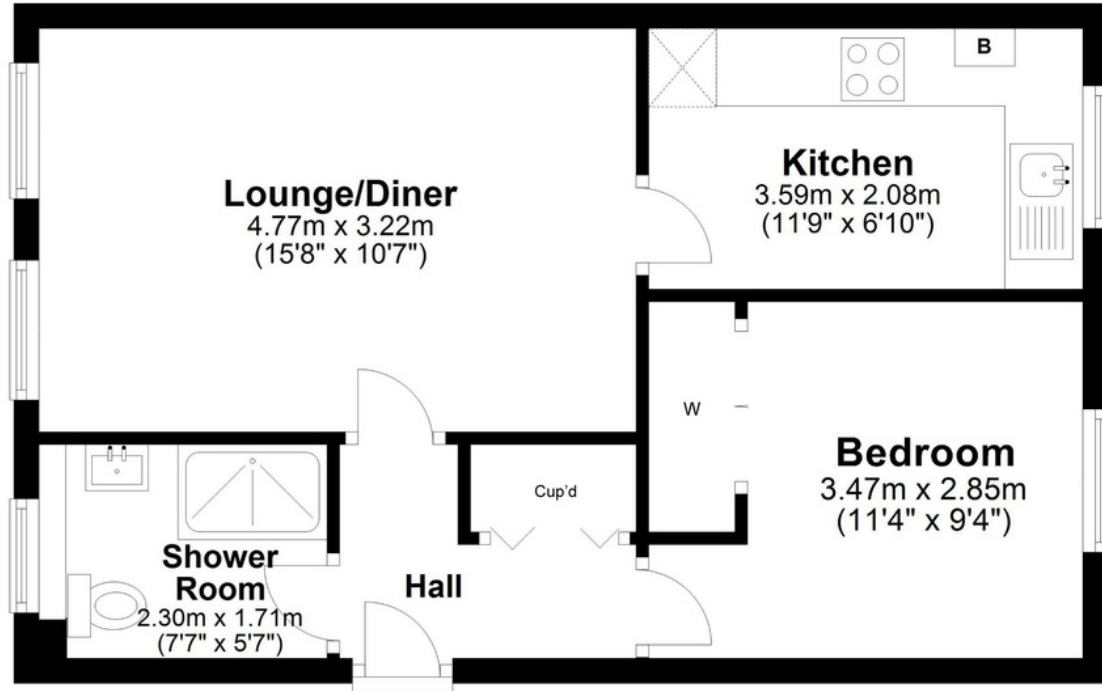
Birch House  
10 Bankhead Crossway South  
Edinburgh, EH11 4EP

 **CHARTERED FIRM**

**DISCLAIMER**

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



## First Floor

Approx. 41.9 sq. metres (451.2 sq. feet)



## Location

Fettes is a highly desirable area located approximately 2.5 miles to the north of the city centre. The Royal Botanic Gardens, Inverleith Park and Stockbridge are a short walk away, with Stockbridge, offering boutique, specialist shops and a buzzing cafe culture. A variety of food shopping options are on offer, with a Morrisons on Ferry Road, a Waitrose at Comely Bank, and a Sainsbury's and Marks and Spencers, can be found at nearby Craighleith Retail Park. Additional leisure opportunities include, Ainslie Park, Westwoods Private Health Club and the Village Urban Health Club and Spa. An excellent choice of state and private schooling can be found within the local area, including the renowned, Fettes College.