



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**3/5 North Werber Park**

Fettes, Edinburgh, EH4 1SY

# 3/5 North Werber Park

Forming part of an established development in desirable Fettes, this ground-floor flat offers two bedrooms, an open-plan living area opening onto a private patio, a bathroom, access to shared gardens, and private residents' parking. Sure to appeal to a wide demographic, the flat also offers an exciting opportunity for upgrades, giving the new owner a blank canvas to put their own stamp on. The flat benefits from enviable close proximity to a wealth of amenities, such as shops (including a major supermarket), schools, Fettes College, the Western General Hospital, and open spaces including Inverleith Park and the Royal Botanic Garden.

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



## Property Summary

- Ground-floor flat in desirable Fettes
- Secure shared entrance vestibule
- Hallway with built-in storage
- Open-plan kitchen/dining room and living room
- Private patio area
- Two double bedrooms (one with built-in wardrobe)
- Bathroom with shower-over-bath
- Access to well-maintained shared gardens
- Private residents' parking
- Electric heating and double glazing
- EPC Rating - E | Council Tax Band - F





Open-plan kitchen/dining room and living room, two double bedrooms and a bathroom with shower-over-bath



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**dream property!**



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 **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.

**Ground Floor**  
Approx. 81.0 sq. metres (871.9 sq. feet)

