



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**11 East Werberside**

Fettes, Edinburgh, EH4 1SU



# 11 East Werberside

Forming part of a sought-after established development in desirable Fettes, this two-bedroom, two-bathroom main-door first-floor flat offers light and airy accommodation, with well-presented interiors and a palette of neutral décor throughout. The flat is sure to appeal to a wide demographic and is nestled within beautifully maintained shared gardens, as well as lying close to excellent amenities. These comprise a range of shops (including supermarkets), schools at primary and secondary levels in both the state and private sectors, transport links connecting across the city, and scenic open spaces, including the Royal Botanic Garden and Inverleith Park.

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 James Gibb with an approximate cost of £225 per quarter. The factor fee includes the maintenance of the communal areas and common building insurance.

## Property Summary

- Main-door first-floor flat in desirable Fettes
- Well-presented, neutral interiors
- Private ground-floor entrance
- Sizeable cupboard under stairs and large walk-in cupboard in the hallway
- Storage space in floored loft, accessed via a hatch in the hallway
- Dual-aspect living/dining room with balcony
- Adjoining, well-appointed kitchen
- Two double bedrooms with built-in wardrobes
- One en-suite shower room
- Bright bathroom with shower-over-bath
- Well-maintained shared gardens
- Generous private residents' parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - F
- Home Report Value - £265,000







Dual-aspect living/dining room with balcony, an adjoining, well-appointed kitchen with two double bedrooms



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**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.

