

● Beveridge
● Philp
& Ross

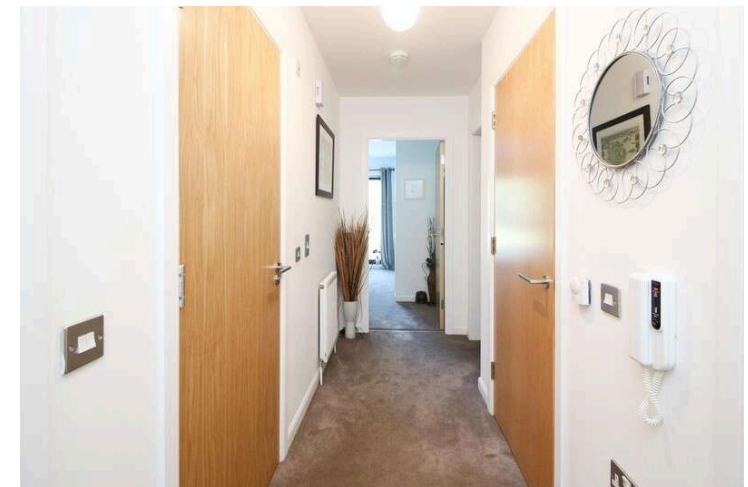
0131 554 6244



Offers Over £205,000

Flat 2, 29 Citypark Way, Fettes, Edinburgh EH5 2FA





Stunning Contemporary Level One Apartment With Private Patio Communal Landscaped Grounds And Secure Allocated Parking

This is a stunning contemporary level one apartment with front open westerly aspect within an exclusive factored development in the desirable Fettes district, convenient to wide ranging amenities and transport links.

The extremely light, beautifully presented interior offers a superb opportunity to acquire a stylish home of space and modern living in true move-in condition. In brief, the accommodation comprises: spacious entrance hall, generous lounge/diner open plan to a well-designed fitted kitchen with integrated appliances (hob/oven, dishwasher & fridge/freezer), utility room with automatic washing machine, double bedroom with fitted wardrobe & door to private patio and stylish bathroom with shower. Tastefully decorated complemented by toning tiling and new fitted floor coverings, the property also benefits from the added comfort of gas central heating, double glazing and excellent storage. An entryphone system provides security to the common entrance with stairs and lift access to all floors including the secure allocated parking on level zero. Set within attractive communal grounds, additional residents' and visitor parking spaces are available within the development. All fitted floor coverings, curtains and blinds are included in the sale. Early viewing is highly recommended.

ACCOMMODATION (WIDEST POINTS)

Lounge/Diner	5.28 m x 3.20 m / 17'4" x 10'6"
Kitchen	2.62 m x 2.31 m / 8'7" x 7'7"
Double Bedroom	4.11 m x 3.51 m / 13'6" x 11'6"
Utility Room	2.03 m x 1.12 m / 6'8" x 3'8"
Bathroom	2.87 m x 2.03 m / 9'5" x 6'8"

LOCATION

Fettes is an area well-served by local independent suppliers and supermarkets with a Waitrose at Comely Bank, a Morrisons on Ferry Road, and Sainsbury's at Craighleith. Nearby Stockbridge is home to a wide variety of delicatessens, cafés and restaurants, whilst both Craighleith Retail Park and Ocean Terminal provide a wide range of major retail outlets. Recreational options include cycle paths/walkways along the Water of Leith, the Ainslie Park Leisure Centre, the Royal Botanic Gardens and wide-open space of Inverleith Park. A frequent public transport service operates nearby and the city by-pass is also easily accessible linking with major motorway networks.

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

GROUNDS

The building and grounds are maintained by a factoring system currently managed by Trinity Factors for which a current monthly fee of approximately £100 is payable for general/grounds/lift maintenance, stair cleaning & lighting and buildings insurance.

EPC RATING B

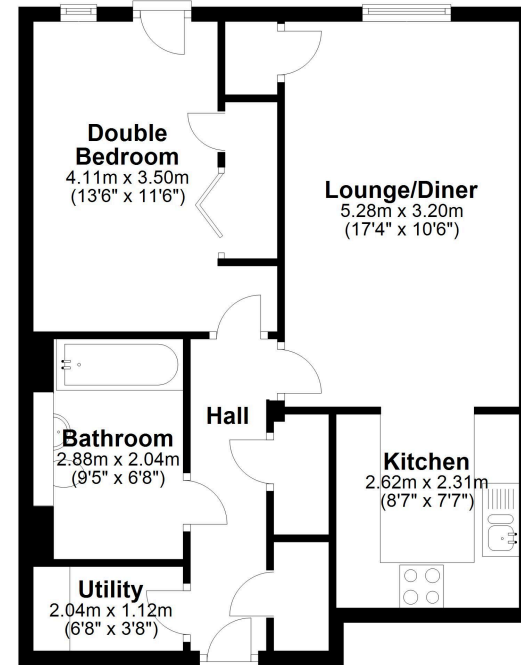
VIEWING

By appointment, please telephone 0131 554 6244





29/2 Citypark Way



Schematic Diagram Only - Not To Scale
Plan produced using PlanUp.

Beveridge
Philp
& Ross

22 Bernard Street, Leith, Edinburgh, EH6 6PS
T: 0131 554 6244 • E: mail@bprsolicitors.co.uk

bprsolicitors.co.uk

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A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be given the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.