




McEwan Fraser Legal
Solicitors & Estate Agents
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19 West Werberside

EDINBURGH, EH4 1SZ

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19 West Werberside is located in Fettes, which lies in a North Western district of the city. The property is ideally placed for shopping, transport, educational and recreational facilities.

Local shopping is within walking distance from the property where you have the Morrison's and Waitrose supermarket just a ten-minute walk from the property. A short stroll into Stockbridge or the Craighleith Retail Park further afield, can provide for a multitude of requirements. For those whose needs are greater, a wider range of shops can be found in the city centre.

Edinburgh's Western General Hospital, Police Scotland and Leonardo UK are close by and offer many employment opportunities.

This location further provides easy access to some of Edinburgh's renowned private sector schools, in particular, Fettes College, Stewarts Melville College and Edinburgh Academy. The area is also served by an excellent range of public schools including Flora Stevenson Primary. Many fine recreational facilities are within close proximity such as the Village gym and Westwoods of Fettes, both of which boast modern gyms and swimming pools with an array of additional services.

For those who enjoy open-air facilities, there's the Botanic Gardens and Inverleith Park nearby for the leisurely stroll, cycle or dog walk.

With an excellent bus service and all things considered,

this is a peaceful, quiet, convenient and well-established area surrounded by excellent services and amenities and within the easiest possible reach of the city centre all but a ten-minute journey away.

McEwan Fraser Legal are delighted to present to the market this desirable two bedroom terraced mews house with residents parking and gardens. Quietly situated in the ever desirable residential Fettes district, this well-proportioned property is in excellent walk-in condition and is sure to appeal to a variety of buyers.

This mews property has been well cared for by the current owners. Briefly consisting of a generous entrance hallway, which features ample storage off the ground level hallway whilst also providing access to upstairs accommodation along with the garage and bedroom two, which is a spacious bedroom.

The upstairs of the property comprises the generous and bright lounge/dining room is flooded with natural daylight. The kitchen is accessed via the lounge and is equipped with wall and base units, electric hob, fan oven and freestanding appliances. The master bedroom is accessed from the landing and is a large double bedroom with wall mounted wardrobes ensuring plenty of storage space. To complete the property is the well proportioned, modernised, bathroom which has a shower over the bath and comes fully tiled.

This property is expected to be of particular interest, therefore early-bird viewing is highly recommended.



PROPERTY SPECIFICATIONS

Approximate Dimensions
(Taken from the widest point)

Lounge	5.19m (17') x 4.78m (15'8")
Kitchen	4.23m (13'11") x 1.93m (6'4")
Bedroom 1	4.20m (13'9") x 3.09m (10'2")
Bedroom 2	3.80m (12'6") x 2.98m (9'9")
Bathroom	2.30m (7'7") x 1.68m (5'6")
Garage	5.00m (16'5") x 3.00m (9'10")

Gross internal floor area (m²) : 79 m²

EPC Rating : D



Image credit: <https://www.onfianceny.com/>


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