

Flat 2,3 Fells Way

EDINBURGH, EH17 8TZ



*BEAUTIFULLY PRESENTED TWO
BEDROOM GROUND FLOOR FLAT*



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McEwan Fraser Legal is delighted to present this beautifully appointed two-bedroom ground-floor apartment within a sought-after modern development, well placed for a superb range of amenities and excellent road links. This lovely home has been finished off to an excellent standard throughout and offers comfortable and stylishly presented living space in walk-in condition represents an ideal property for an individual, professional couple or small family.









Bedroom 1



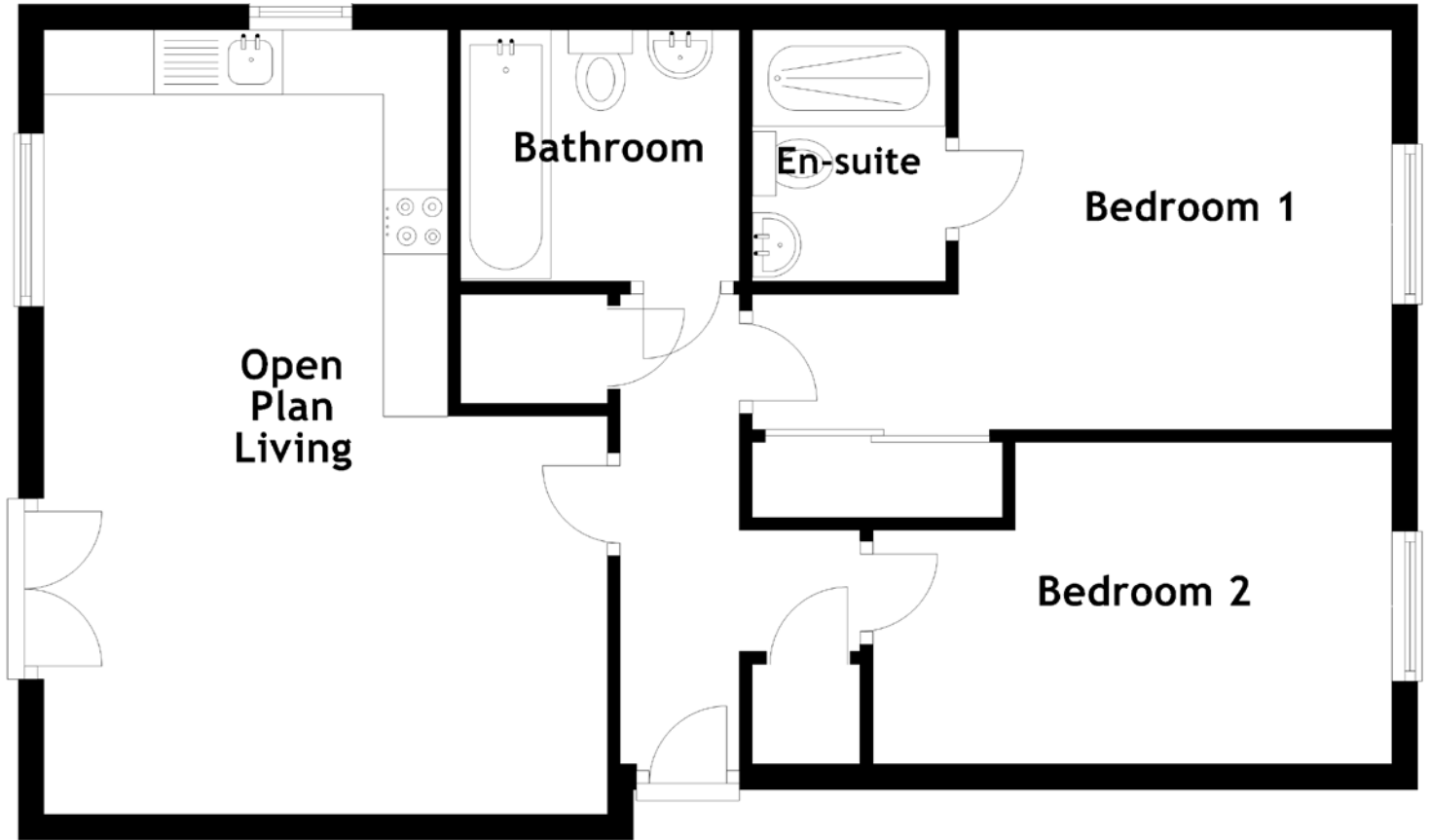




Bedroom 2







Approximate Dimensions

(Taken from the widest point)

Open Plan Living	6.09m (20') x 4.37m (14'4")
Bedroom 1	4.97m (16'4") x 3.10m (10'2")
Bedroom 2	4.03m (13'3") x 2.50m (8'2")
Bathroom	2.16m (7'1") x 1.95m (6'5")
En-suite	1.95m (6'5") x 1.50m (4'11")

Gross internal floor area (m²): 63m²

EPC Rating: C

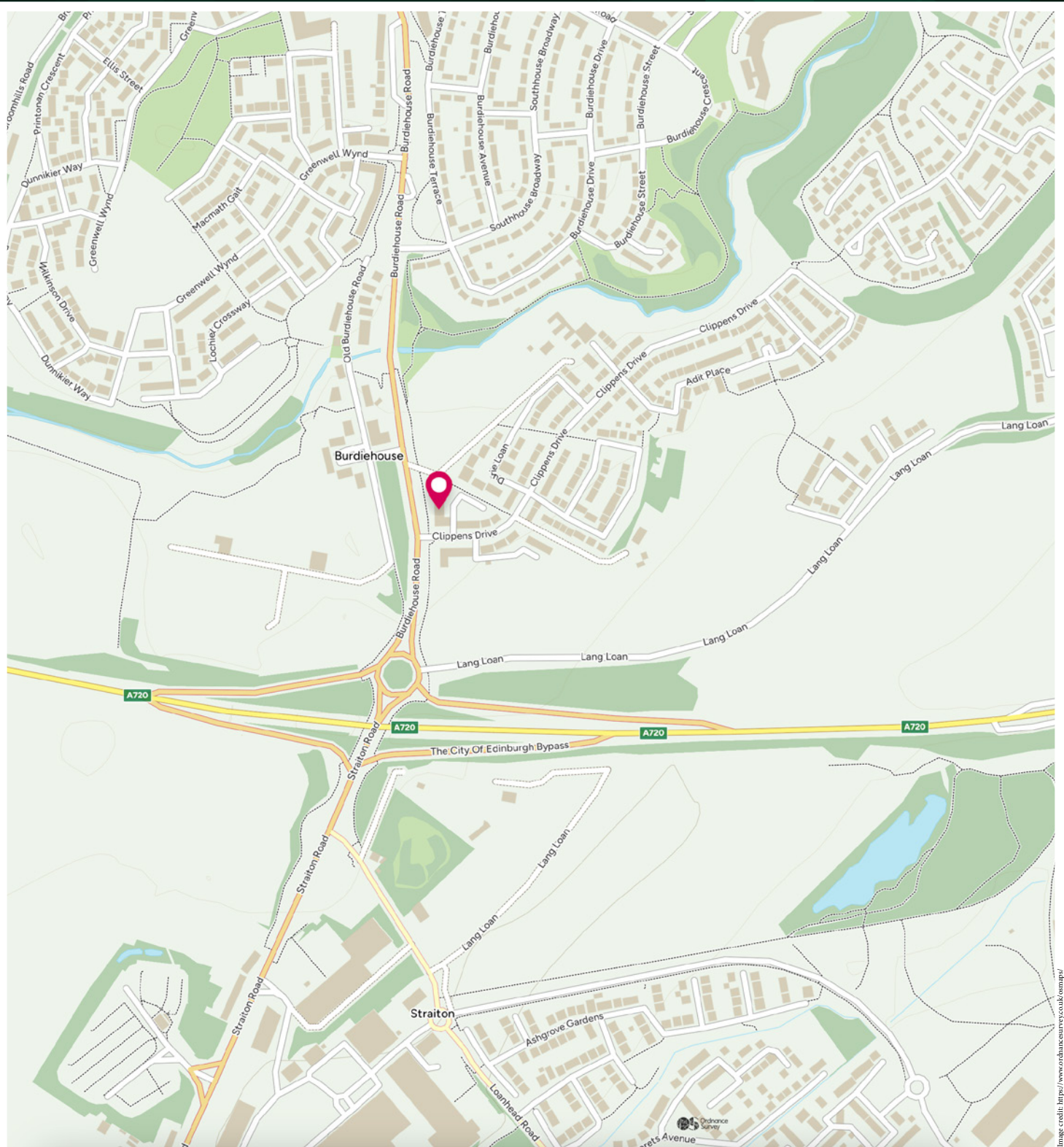




The property is in the sought after Kilns and Limes estate lying to the south of the city centre. This area is well served by public transport giving easy access to the many recreational, cultural and educational venues and it is particularly convenient for easy access to the city by-pass and thereon to the Scottish motorway network, the A1 and Edinburgh International Airport.

Recreational facilities include many delightful walks around Straiton Pond, Roslin Glen and Blackford Hill (which affords superb panoramic views across the whole city in every direction). The Hermitage, which is a lovely walk along the Braidburn through woods, ends up near Morningside and the Braid Hills. Edinburgh is famous for its many golf courses and three of them, Liberton Golf Course, Craigmillar Park Golf Course and the Braid Hills public golf course are in the area.

The Edinburgh Royal Infirmary is located at Little France just a short car journey away.



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Part
Exchange
Available



THE SUNDAY TIMES
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Text and description
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