





'Immaculately presented ground floor main door flat enviably located within a delightfully tranquil modern built development surrounded by beautifully maintained landscaped grounds.'

Entrance hall with storage, lounge/dining room with engineered oak flooring, kitchen with built in appliances, hallway with storage, master bedroom with built in mirror wardrobes and ensuite shower room, 2nd double bedroom with built in mirror wardrobes and luxuriously refitted bathroom with shower above bath. High specification including replacement bespoke internal oak doors. Gas central heating. Double glazing. Ample resident parking.

North Werber Park lies approximately 2.5 miles North West of Princes Street and is well placed for those working within the city centre or wishing to take full advantage of all of the facilities available within a cosmopolitan and modern European capital. Alternatively, the A90 Queensferry Road, Haymarket Station and Edinburgh International Airport allow for ease of movement out with the capital. There are Morrisons and Waitrose supermarkets nearby with a diverse range of shops within the West End, Comely Bank and Stockbridge whilst Craighleith Retail Park has a Marks & Spencer Food Hall plus recently opened PureGym. Recreational needs are well provided for by way of Inverleith Park, Royal Botanic Garden, National Galleries, Water of Leith Walkway, Westwoods Health Club, Village gym, Ainslie Park Leisure Centre, sports clubs, bars and restaurants.

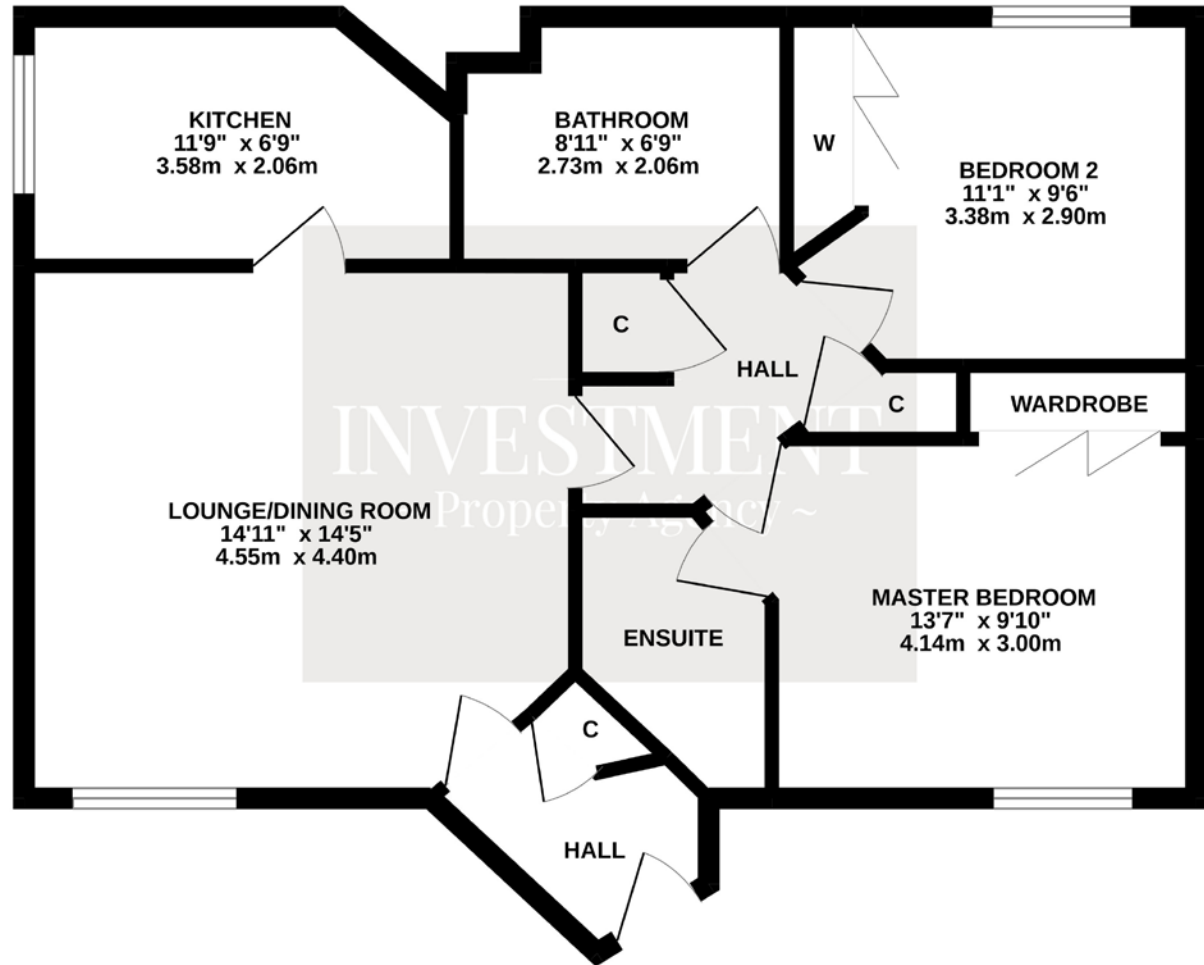
Energy Performance Rating

C





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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