



# 18/3 West Winnelstrae

, Edinburgh, EH5 2ET

## Rental £925 pcm

1 bedroom Flat / Apartment available Now

2 1F Atholl Place, Edinburgh, , EH3 8HP  
[propertymanagers@glenhamproperty.co.uk](mailto:propertymanagers@glenhamproperty.co.uk)

0131 557 5101

Opening Times

Mon 09.00 - 17.00; Tues 09.00 - 17.00  
Wed 09.00 - 17.00; Thurs 09.00 - 17.00  
Fri 09.00 - 17.00; Sat Closed; Sun Closed

\* Unfurnished

#### Situation

**\*\*Book Viewings Online at Glenham Property Website\*\*** Beautifully presented one bedroom first floor flat forming part of an established residential development located within a quiet cul-de-sac setting and surrounded by pleasantly landscaped garden grounds. Accommodation: the hall has a double storage cupboard and leads to the generously proportioned sitting / dining room which has two windows and a lovely aspect. There is a well proportioned double bedroom with built-in wardrobes. The shower room is fitted with wash hand basin large shower enclosure and WC. There is an allocated parking space and further unallocated parking available within the development. The desirable area of Fettes is conveniently situated to take advantage of excellent shopping facilities and eateries within fashionable Stockbridge. The area is also well served by supermarkets, with a Waitrose in Comely Bank and a Morrisons on Ferry Road both within a short walking distance. There is also a Marks & Spencer and various other retailers at Craigleith Retail Park which is within easy reach. The Royal Botanic Gardens and Inverleith Park are close by, as is an access point onto the Water of Leith pathway for enjoying scenic walks & cycle routes. Leisure facilities, including Ainslie Park, Village Gym and Westwoods Health Clubs are located close to the property. A good choice of public transport is available to the City Centre and surrounding areas and for commuters, access to the central motorway network and the airport are swiftly available to the west. Energy Performance Rating - C Council Tax: C Landlord Registration Property Ref: inst-2737

All measurements are approximate.

#### Further Information

The deposit required is £1,850

The landlord is willing to rent this home to Employed, Self Employed, Unemployed, Student, Own Means, Retired, Company, Council

The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

Creation Date: 12/05/2025

---

#### IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Glenham Property Management Ltd, 2025. Glenham Property Management Ltd Registered in Scotland No. 363049