



**70A Ferry Road, Leith,
Edinburgh, EH6 4AH**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

IMMACULATE

TWO BED MAIN DOOR FLAT



This immaculate and beautifully presented, two-bedroom, main door, period property has a fantastic location in the popular Trinity district in Edinburgh, a short walk to The Shore, with its selection of independent shops, cafes and restaurants, Ocean Terminal for cinema and shopping and the Water of Leith for lovely walks. The property has been extremely nicely decorated throughout and has lovely period features, such as original doors, cornicing and working shutters. Set on the ground level the entrance to the property is through a small private courtyard, opening into an entrance hallway. To the right there is a stunning lounge with a feature fireplace and gas flame fire, original cornicing, ceiling rose and shutters on the two front facing windows and a door leads into an inner hallway, with access to the master bedroom, with two cupboards, a view to the garden and shutters, a further single bedroom, with two windows, and a modern family shower room. Situated off the entrance hallway there is an attractive dining kitchen with smart cream units, appliances, space for dining and a door leading out into the private garden. The pretty, enclosed garden has an area of lawn, a patio and decking to enjoy good weather, planted borders, a shed and a summerhouse.

- Hall and inner hall
- Lounge
- Dining kitchen
- Two bedrooms
- Shower room
- Gas central heating
- Period features
- Small entrance courtyard
- Private rear garden
- On street parking





LEITH

Leith is an established, independent community and is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment and a bright lively atmosphere. In addition, Leith has its own amenities with several surgeries and a choice of dentists. The Shore area of Leith, which is situated on either side of the Water of Leith as it approaches the sea, has become a particularly fashionable area. Leith also has its own Primary and Secondary schools, the Academy being a community high school. From here, it is also a simple matter of a short walk into the city centre, with the option of using one of the many and frequent bus services that use this route. Leith is also perfectly located for ease of travel to many parts of the city and beyond. Ferry Road gives access to the west as well as routes out to the east. In both these directions, there are direct links with the City By-pass.



Extras

All fitted floor coverings, blinds, light fittings, oven, hob, washing machine, fridge freezer, shed and summerhouse are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

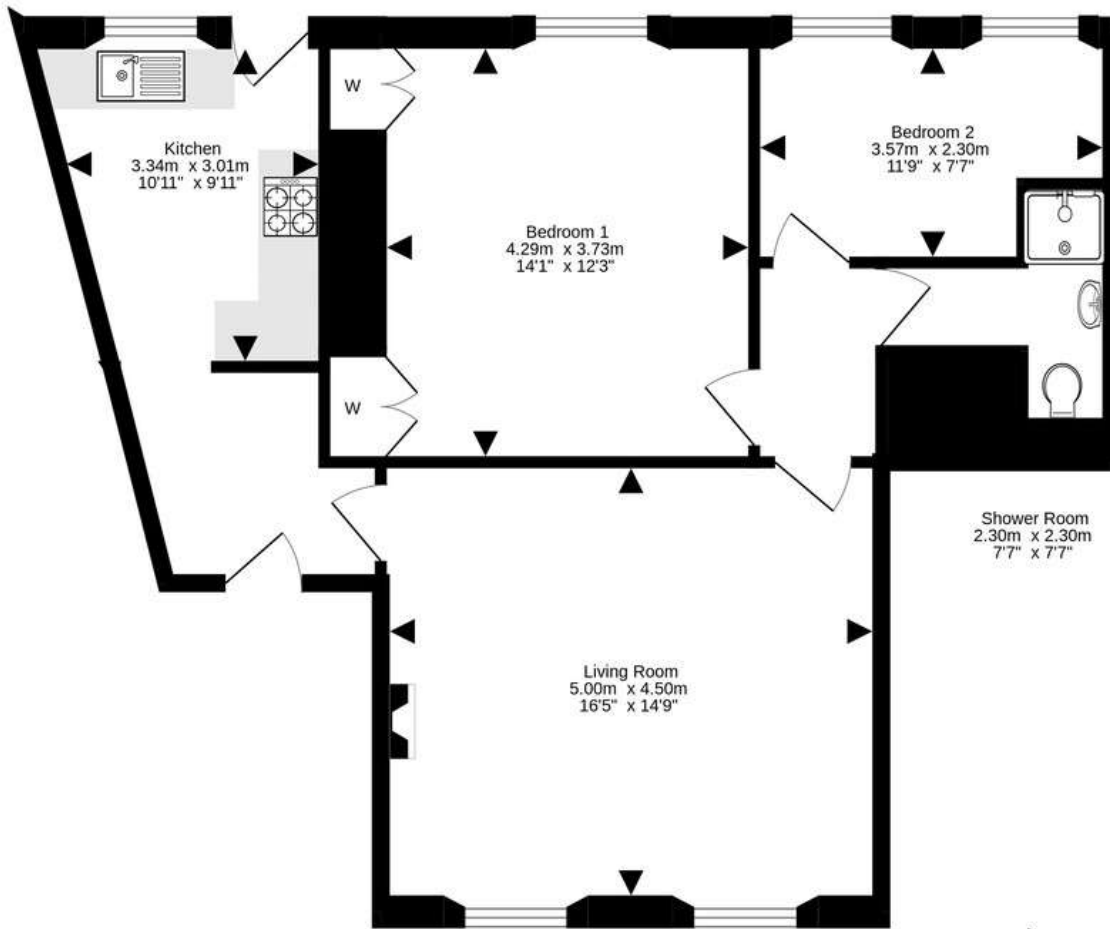
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Home Report Valuation

£350,000

EPC Rating

D



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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