

**24/4 Ferryfield,  
Edinburgh, EH5 2PR**

**Offers Over £300,000**

- Hallway with large cupboard
- Kitchen with a range of floor and wall mounted units, electric hob and cooker and white goods included in sale
- Living room
- Dining Room
- Three double bedrooms with two featuring fitted wardrobes
- Family bathroom with three-piece suite and mains walk in shower
- W.C Toilet
- Gas central heating and double glazing
- Single garage and off-street parking
- Well kept communal gardens



# Flat

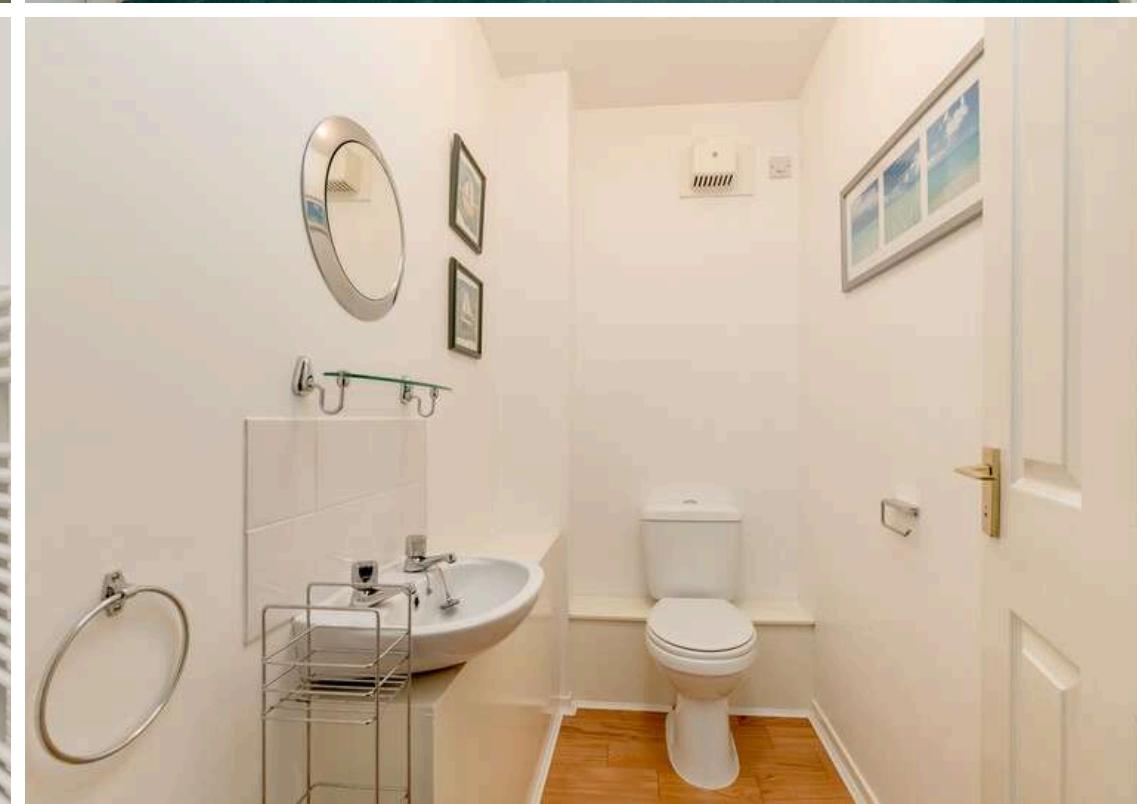
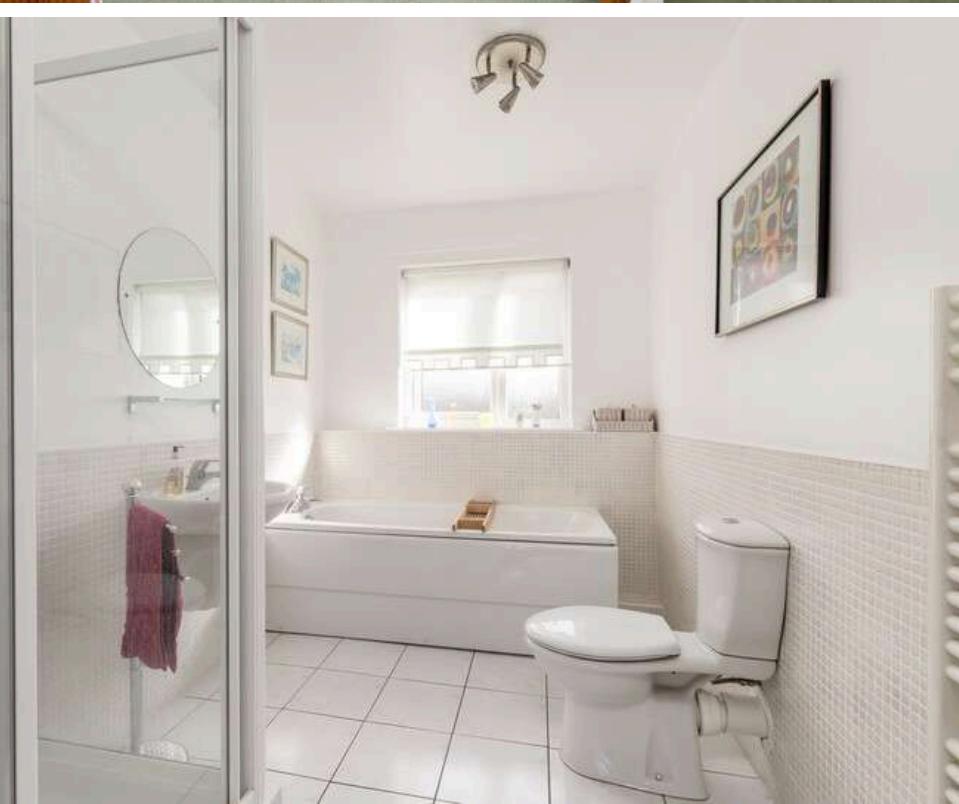
Blair Cadell are delighted to bring to market this fantastic three bed flat ideally placed for swift access to the city centre. With generous living space this property would be ideal for a range of potential buyers and must be viewed.

The accommodation comprises of a hallway with a large storage cupboard and useful W.C leading through to a welcoming living room and dining room that is a great space for hosting friends and family. There is a kitchen that has a range of wall and floor mounted units, electric hob and oven and white goods that are included in the sale. There are three generous double bedrooms with two featuring fitted wardrobes offering plenty of useful storage space. A large family bathroom with a three-piece suite and a mains walk in shower. The property has gas central heating and double glazing throughout for maximum efficiency. Outside there are well kept communal gardens, a single garage and residents parking. \*No warranties given for systems or appliances\*

Inverleith is a popular area to the north of the city centre which can be easily accessed via a frequent bus service that runs close by. There is also swift access to the M8/9/90 network and the International Airport along Queensferry Road making it perfect for those that need to commute. Locally the area has a great selection of shopping facilities that include 2 Morrisons superstores, Lidl superstore plus a Waitrose in nearby Comely Bank. Recreational facilities in the vicinity include Inverleith Park, Ainslie Park Leisure Centre, Royal Botanic Gardens, The Village and Westwoods Health clubs offering plenty of choice for both the outdoor and fitness enthusiast. There are also a wide selection of popular bars, cafes and restaurants in the Comely Bank/Stockbridge area which is a short distance away

**Viewing by appointment on 0131 337 1800**





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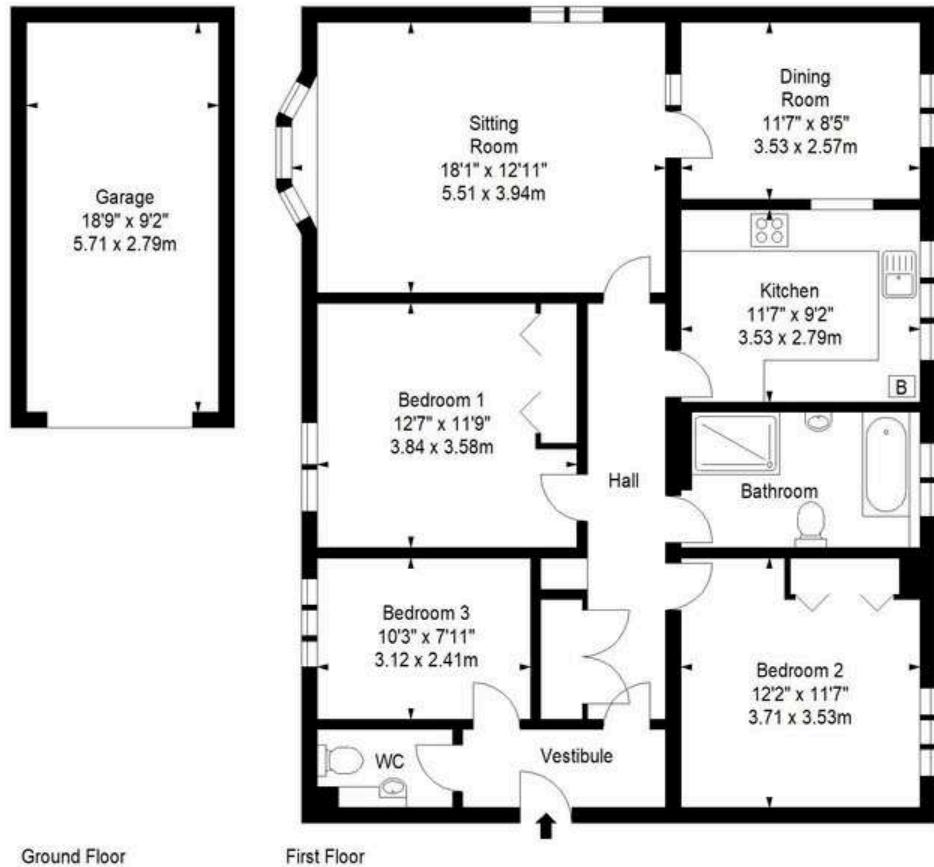


Approx. Gross Internal Area  
1101 Sq Ft - 102.28 Sq M

Garage

Approx. Gross Internal Area  
173 Sq Ft - 16.07 Sq M

For identification only. Not to scale.  
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Property Centre:  
1 Harrison Gardens  
Edinburgh EH11 3NA  
Tel: 0131 337 1800  
Fax: 0131 337 1118

DX ED 92, Edinburgh  
E-mail: [property@birlaircadell.com](mailto:property@birlaircadell.com)  
[www.birlaircadell.com](http://www.birlaircadell.com)

