



## 51/7 Ferry Road, Edinburgh, EH6 4AF

### Description

Bright and spacious top floor flat forming part of a traditional Victorian tenement situated in the heart of Leith close to The Shore and Ocean Terminal. The generously proportioned property has been sympathetically upgraded to move-in condition. It has a modern gas central heating system with a combi boiler and UPVC sash and case style double glazing. The property has been fully redecorated throughout and replastered finished to a high standard internally and retains many original period features. It has stunning views of the Edinburgh skyline towards Edinburgh Castle to the South West.

The accommodation comprises:

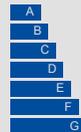
- Entrance hall with deep utility cupboard plumbed for the washing machine
- Generously proportioned sitting/ dining room with castle views, stylish modern electric fire and fitted carpet
- Modern kitchen fitted with a range of white gloss units with Franke stainless steel sink, quartz effect laminate worktop; range cooker, fridge freezer; tiled splashback; extractor hood
- Spacious double bedroom with decorative coricing and dual aspect windows
- Luxurious shower room with large shower enclosure, tiled walls and shower enclosure, wash, heated towel rail, WC and pedestal wash basin



### VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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## Location

The property is located within the popular area of Leith which lies north east of Edinburgh City Centre. It is a historic area which has undergone a huge transformation in recent years with significant investment to redevelop Leith Docks and the surrounding area. There is now a vibrant centre of Leith with many trendy and award winning restaurants and bars. Furthermore, nearby Leith Walk has an excellent range of services including a wide choice of local speciality shops, delicatessen, restaurants, bars and banks. Further shopping is available at Ocean terminal and at Meadowbank Retail Park. Local supermarkets include a Scotmid, Lidl and Tesco at the Foot of Leith Walk, Asda at Newhaven and a Sainsbury's at Meadowbank. The area is served by a frequent bus service operating to the City centre. It is close to Leith Links public park which offers a pleasant green space for walking.

## Council tax

It is our understanding that this property is subject to Council Tax Band A, however, please check with the local authority.

## Extras

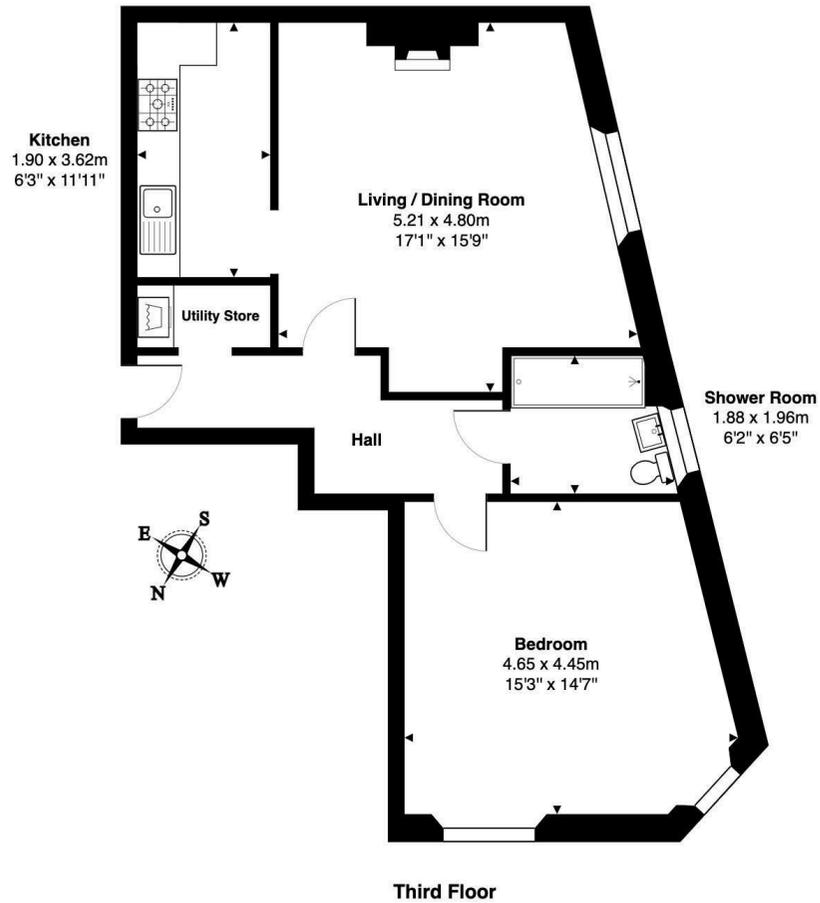
All fixed floor coverings, curtains, light fittings and kitchen appliances are included in the sale.



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Total Area: 63.8 m<sup>2</sup> ... 687 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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Offers can be submitted in writing, fax or email:

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