



**95/2 Ferry Road, Leith,  
Edinburgh, EH6 4AQ**



**CHARTERED FIRM**



**ELP**   
Arbuthnott  
McClanachan  
solicitors & estate agents



## STUNNING

### THREE-BED, TOP FLOOR B-LISTED PROPERTY



This stunning and beautifully presented, three-bedroom, top floor B-Listed property has a fantastic location in the popular Leith district of Edinburgh. It is 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 far-reaching, elevated views over the city skyline to Edinburgh Castle and the Pentland Hills. It has been nicely decorated throughout complementing the quality laminate, wood effect, flooring and newly installed tiled floors in both the kitchen and shower room. The property is full of light, with well-designed additional Velux window, solar tubes and inset lighting added by the present owners who also renewed the kitchen and designed a large hatch which usefully links the kitchen to sitting room. The sitting room has a wooden feature fireplace with citrus coloured, crackle tile inset and baby brick hearth. The bedrooms are all doubles, one with walk in wardrobe, each an interesting shape, with high ceiling space. To the front is a sheltered, enclosed garden. which has an area of lawn surrounded by borders, shared with one other neighbour.

Semi-private entrance stairwell

Hall, with utility cupboard

Sitting/dining room

Kitchen

Master bedroom, with walk in wardrobe

Two further double bedrooms

Shower room

Particularly large and partially floored loft storage

Eaves storage

Gas central heating - new boiler recently installed

Double glazing

Semi-private garden to the front

Communal bike storage shed

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, kitchen appliances to include fridge / freezer, dish washer, electric induction hob and oven, extractor hood and automatic washing machine in utility cupboard.

### Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

### Council Tax Band

C

### Home Report Valuation

£260,000

### EPC Rating

D









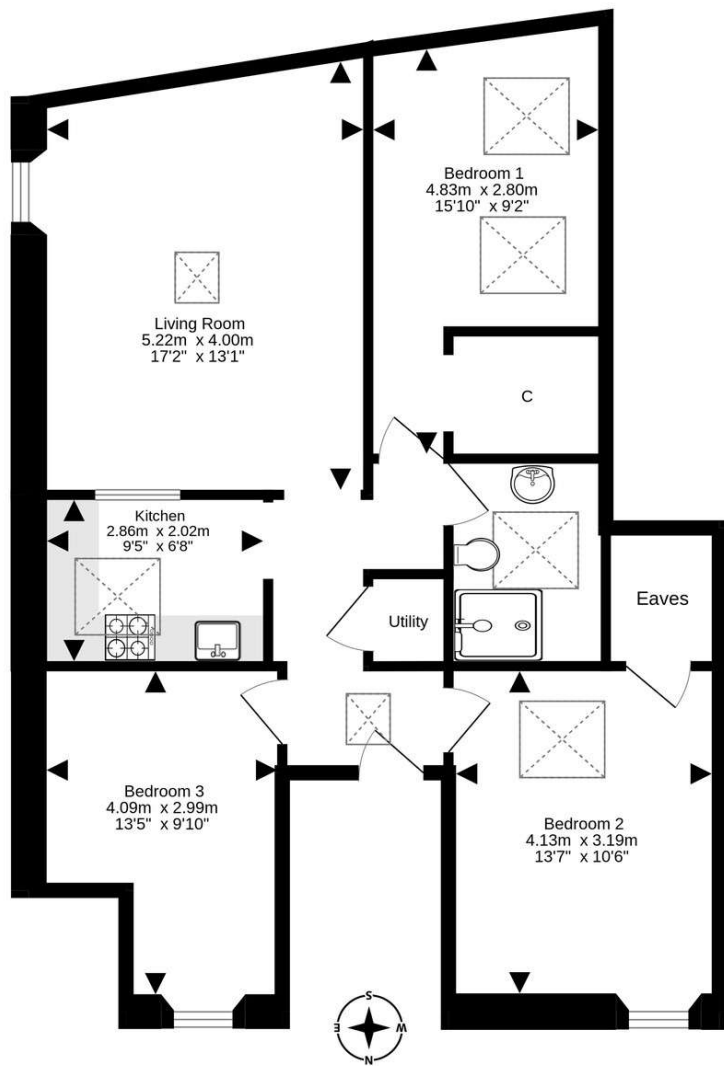












For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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