










Offers Over
£210,000

90/5 West Ferryfield

Inverleith | Edinburgh | EH5 2PU

A freshly decorated and attractively presented first floor flat, peacefully situated in an established modern development in the prestigious Inverleith district of the city, offering two bedroom accommodation in move-in condition.

-  2 Bedrooms
-  1 Reception Room
-  1 Bathroom
-  Shared Gardens
-  Residents Parking
-  EPC Rating – C
-  Council Tax Band – D



Description

Quietly located within an attractive cul-de-sac this superb first floor flat is sure to suit a variety of purchasers from young professionals to retirement downsizers, benefitting from a low maintenance factored building with residents parking and landscaped grounds. The accommodation has been redecorated in a neutral colour palette, allowing buyers the opportunity to put their own stamp on the property and briefly comprises: entrance vestibule, hallway with ample built-in storage, bay windowed dual aspect reception room providing ample space for both living and dining furniture, bright separate fitted kitchen with modern integrated appliances including fridge freezer, oven, hob, cooker hood and washing machine, principal bedroom with large built-in wardrobes with newly upgraded doors, second double bedroom and bathroom with white suite and over bath shower. Further benefits on offer include gas central heating and full double glazing.



Extras

The integrated kitchen appliances, fitted carpets and floor coverings and light fittings, curtains and window blinds are to be included in the sale.

Gardens, Parking and Factor

The building is surrounded by attractively maintained communal grounds with lawn areas with mature shrubs and trees. Ample residents and visitors parking bays are provided. The building and grounds are maintained by Trinity Factors at a cost of approximately £75 per calendar month and this includes buildings insurance.

Viewing

Please contact Neilsons on 0131 625 2222





Location

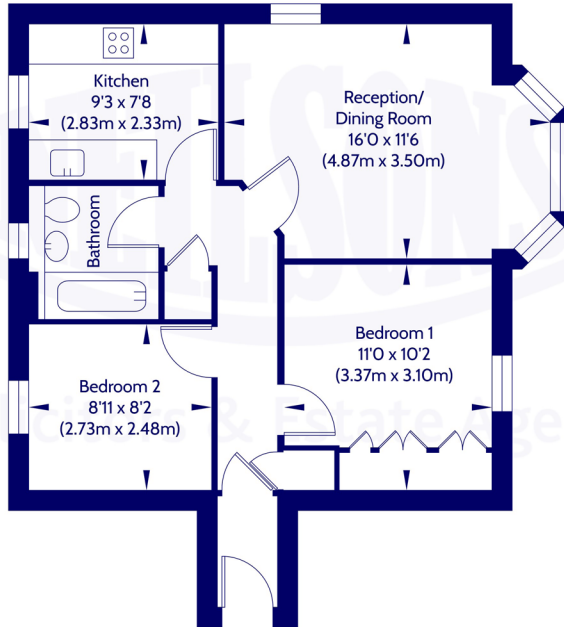
The property is located in the popular Inverleith district and is ideally located for access to the city and the superb assortment of world class amenities therein. The neighbouring areas of Stockbridge and Canonmills offer an excellent selection of cafes, bars and restaurants, together with some boutique shops and supermarkets. Recreational facilities in the vicinity include the green spaces of Inverleith Park and the renowned Royal Botanical Gardens, together with ready access to walks and cycling along the Water of Leith Walkway, city cycle paths and the playing fields at Goldenacre. Frequent buses provide excellent access to the city centre and surrounding areas and the property is also ideally placed for connections to Edinburgh Airport and the main arterial routes out of the city. Local schooling from primary to secondary is well represented together with easy access to many of Edinburgh's private schools.

First Floor

Approx. Internal Area 51.43 Sq M / 554 Sq Ft.

Not to scale. For identification only.

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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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