



**751/1 Ferry Road, Drylaw,
Edinburgh, EH4 2UB**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

ATTRACTIVE

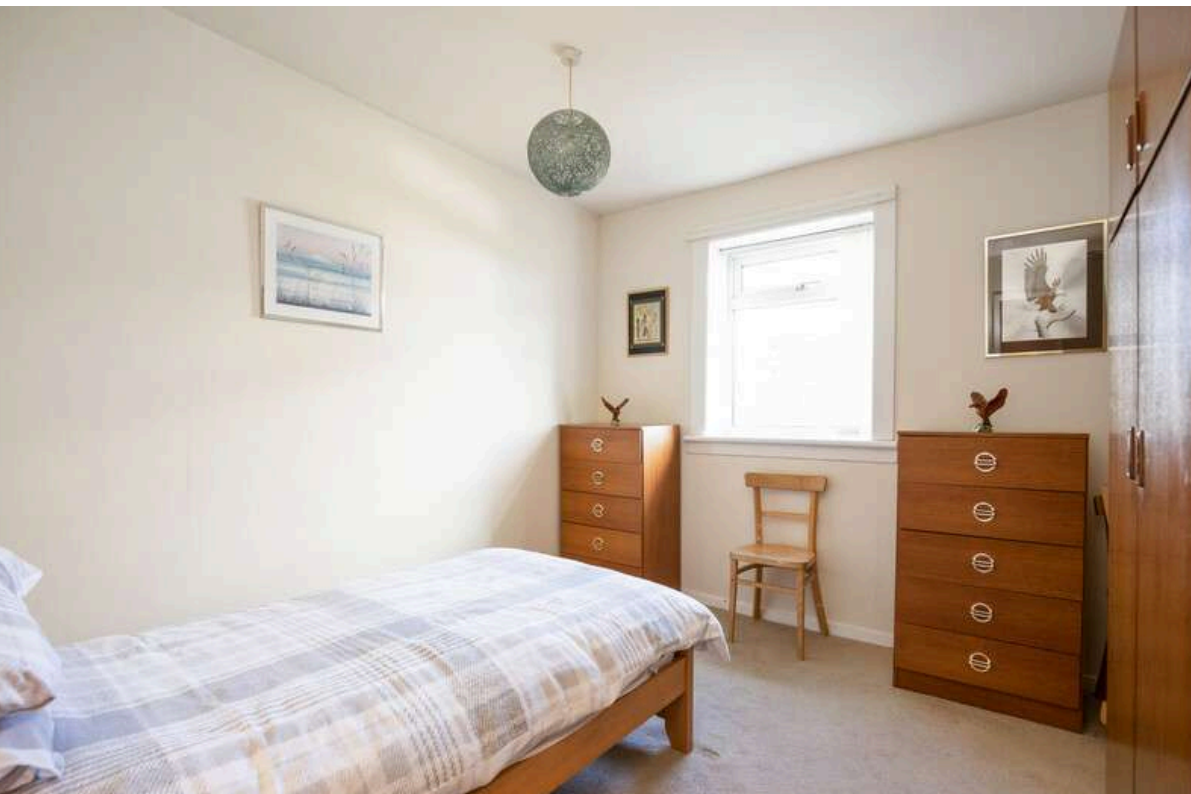
TWO BEDROOM, GROUND FLOOR FLAT



Attractive, two-bedroom, ground floor flat, situated in the popular Drylaw area of Edinburgh, close to local amenities and good transport links. This is a great opportunity to put your own stamp on a property and it benefits from generously proportioned rooms, gas central heating, double glazing and private front and rear gardens. There is a communal entrance, with a secure entry system, a hall, with storage, a sunny living room, with fireplace and a fitted kitchen, with appliances and space for a table and chairs. There are two double bedrooms, both with storage cupboards, and a shower room. The private gardens are particular nice, with a large paved garden to the front, with planted borders and hedging, and to the rear there is a fully enclosed garden with a lawn, attractive planted borders. There is also a communal drying green.

- Communal entrance, with store
- Hallway, with storage
- Living room
- Kitchen
- Two double bedrooms
- Shower room
- Gas central heating
- Double glazing
- Private gardens to the front and the rear
- Communal drying green
- On-street parking





DRYLAW

Drylaw is a popular residential area of Edinburgh, lying to the north of the city centre. Local shops cater for everyday needs, with Morrison's Supermarket on Ferry Road and Craighleith Retail Park, providing several supermarkets, high-street shops, and a food outlet, close by. Nearby leisure opportunities include the Village Urban Resort, Ainslie Park Leisure Centre, Westwood's Leisure Centre, and Silverknowes and Bruntsfield Links golf courses. Pleasant walks can be taken in green open spaces of Inverleith Park and Royal Botanic Gardens, and the Firth of Forth coastal walk along the Silverknowes esplanade to Cramond Village. The cycle path network, providing access across the city, is within easy reach. Catchment schools include Ferryhill Primary and Broughton High, with private schooling available nearby at Fettes College, Edinburgh Academy and Stewarts Melville. Edinburgh College Granton campus is also within proximity. There are regular bus services to the City Centre and surrounding areas, and the property is on the route of Telford Road & Crewe Toll roundabout, leading to all the major road networks.



Extras

All fitted floor coverings, blinds, light fittings, cooker, washing machine and fridge 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

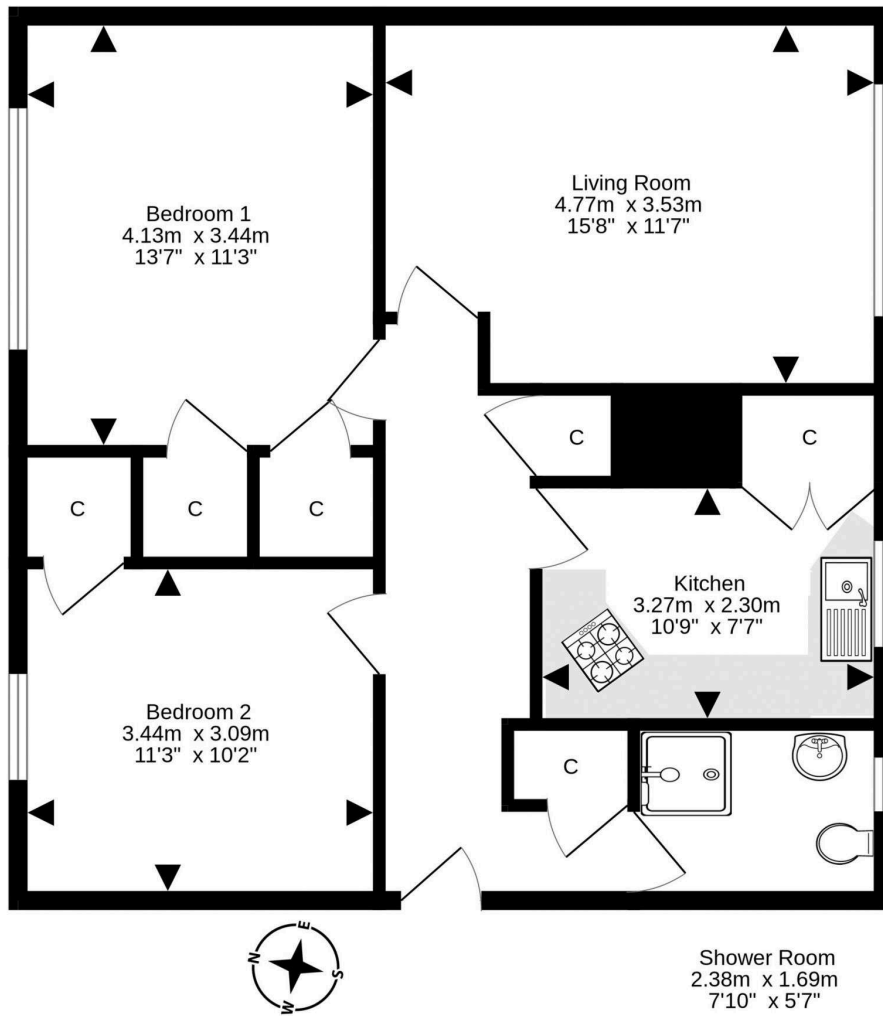
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Home Report Valuation

£170,000

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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