



## 8/3 Ferry Road Drive

Crewe | Edinburgh | EH4 4BN

A well proportioned, first floor flat located within the popular residential area of Crewe. Close to local amenities and commuting links, this property offers well proportioned accommodation with the added benefit of a private garden and is sure to appeal to first time buyers, professionals and buy to let investors.

- 1 public room
- 2 bedrooms
- 1 shower room
- Private rear garden
- On street parking
- GCH & DG
- EPC rating – C
- Council tax band - A



## Description

The accommodation briefly comprises hallway with secure entryphone system and storage, a bright lounge with twin windows and a shelved cupboard, a fitted kitchen with a range of wall and base units and pantry cupboard, two double bedrooms, one with a built in wardrobe and a fully tiled shower room.

The property further benefits from gas central heating and double glazing.



## Extras

All fixtures and fittings will be included in the sale along with the gas hob and electric oven, fridge/freezer, washing machine and shed.

## Gardens and Parking

There is a private area of garden to the rear of the property along with a communal drying green. Parking is on street and is unrestricted.

## Viewing

By appointment through Neilsons (0131 625 2222).



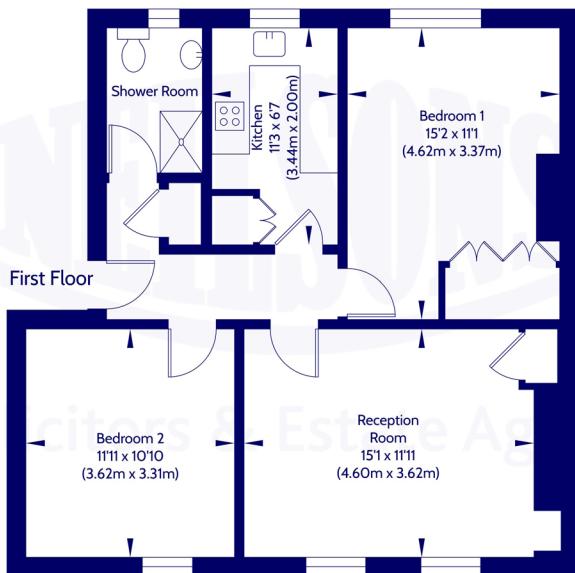


## Location

Crewe is a residential area situated to the north of the City Centre. There are local amenities and Craigmillar Retail Park is a short drive away and offers a Sainsbury's Superstore, a Marks & Spencer, along with other major retail outlets and there is also a Morrison's supermarket close by. The property is within easy reach of the Western General Hospital and Edinburgh's College. A regular bus service runs to and from the City Centre and beyond with numerous services available. The City bypass, main motorway networks, the Forth Road Bridge and Edinburgh Airport are all easily accessible. The open spaces of the Cramond Foreshore, Botanic Gardens and Inverleith Park are close by, as are the fashionable areas of Stockbridge, whilst the Shore in Leith with its bars and restaurants are a short drive away.



Approx. Gross Internal Floor Area 63.54 Sq M / 684 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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