

COULTERS[©]

103 FERRYFIELD

TRINITY, EDINBURGH, EH5 2PS

 3 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Situated on a quiet cul-de-sac in the highly desirable area of Trinity, 103 Ferryfield is an immaculately presented 3 bedroom townhouse.

The house, which is set within an established development, has a private parking space to the front and due to its location on the end of the terrace, a large rear garden which wraps around the side of the house.



KEY FEATURES



Immaculately presented townhouse.



Three double bedrooms.



Sunny rear garden with deck, lawn and shed.



Parking space to the front of the house.



Gas central heating and double glazing.



Superb location in Trinity.



EPC Rating - C



Council Tax Band - E



ACCOMMODATION

The accommodation, which is set over 3 floors, comprises on the ground floor - entrance hall with under stair cupboard; modern fitted kitchen with appliances; and living/dining room with French doors leading out to the deck and rear garden. On the first floor - a large sitting room; double bedroom; and WC. On the second floor - two further double bedrooms and a modern bathroom.

Heating and hot water is provided by a gas central heating system and double glazing is fitted throughout.





THE LOCAL AREA

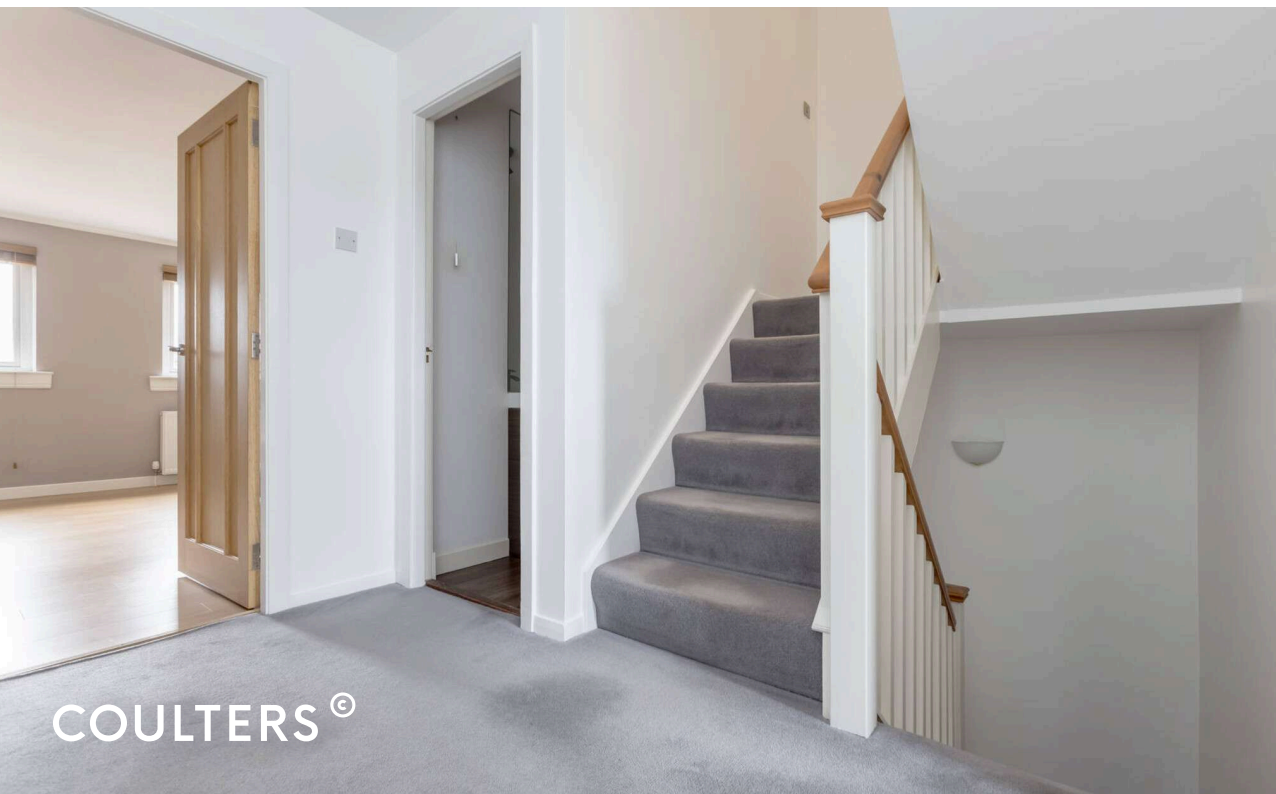
The well-established residential area of Trinity is popular with families and professionals alike thanks to its excellent local amenities. The Royal Botanic Garden of Edinburgh is nearby as are the green open spaces of Inverleith and Victoria Park, the cycle path network and Ainslie Park Leisure Centre.

For day-to-day essentials, Trinity boasts a number of shops, bars, café's and restaurants at Goldenacre and a large Morrison's supermarket on Ferry Road. Craigleith Retail park with supermarkets and shops including Sainsbury's, M&S, Lidl and Boots is a short car journey away.

The area enjoys fantastic public transport links into the city centre, and offers swift and easy access to the Queensferry Crossing, Edinburgh International Airport, and the M8/M9 motorway network. The property is in the catchment area for Wardie Primary, Holy Cross RC Primary, Trinity Academy and St Thomas of Aquin's schools. Edinburgh Academy and Fettes College private schools are also close by.

EXTRAS

All blinds, light fittings, fitted flooring and integrated kitchen appliances are included in the sale price. The washing machine is also included and the fridge/freezer is available by separate negotiation.

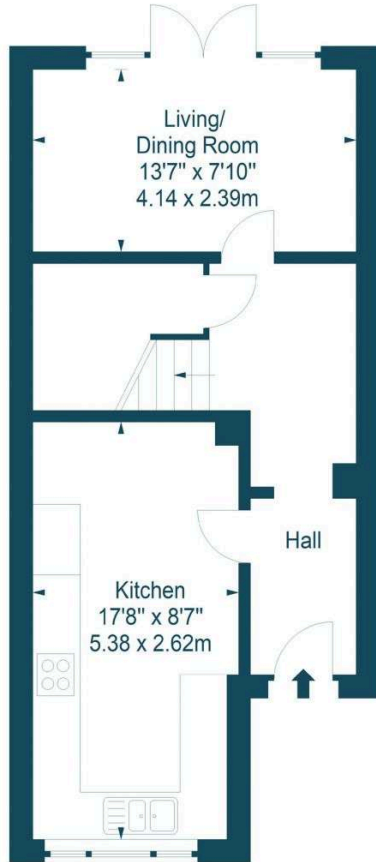
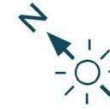




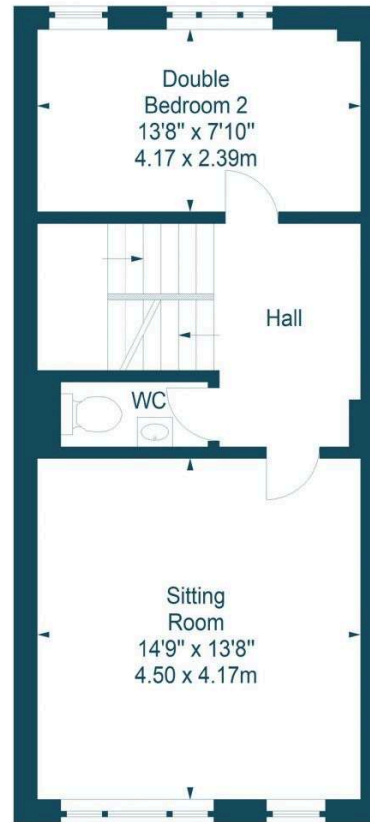
Ferryfield, EH5 2PS



Approx. Gross Internal Area
1317 Sq Ft - 122.35 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor



First Floor



Second Floor

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0131 603 7333



enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.