



243/6 Ferry Road, Edinburgh, EH5 3AB

Well-presented two-bedroom second floor flat with private south-facing rear garden

URQUHARTS
EDINBURGH



DESCRIPTION

243/6 Ferry Road is a well-presented two-bedroom second floor flat with private south-facing rear garden and views towards Arthurs Seat. Situated in popular Trinity area, the location is superb with excellent local amenities and schools and is a convenient distance to the city centre & surrounding areas.

Entrance hall; bright and spacious open plan living room / dining room / kitchen with dual aspect outlook to the front and rear; modern fitted kitchen with wall & base units and appliances; two good-sized double bedrooms; and a shower room.

ACCOMMODATION

Entrance hall. Living room / Dining room / Kitchen. Two bedrooms. Shower room.

Gas central heating. Double Glazing. Well-maintained communal drying green with an area of private garden ground.

LOCATION

Ferry Road is situated in the popular residential area of Trinity, with neighbouring districts of Warriston, Newhaven,

The Shore and Leith within walking distance. Nearby bus services run to the city centre and beyond, and good local shops cater for everyday needs. Supermarket shopping is well catered for in the area with a 24hr Asda at Newhaven, Morrison's on Ferry Road, Waitrose at Comely Bank, and Craigleith Retail Park is within short distance. Ocean Terminal retail and leisure complex provides shops, cinema, restaurants, and cafes. Catchment schools include Trinity Primary, Holy Cross RC Primary, Trinity Academy and St Thomas of Aquin's RC High School, with private schools nearby including Fettes College, The Edinburgh Academy, and Erskine Stewart's Melville Schools. The green open spaces of nearby Letham Park and Victoria Park with bowling and tennis courts and The Royal Botanic Gardens and Inverleith Park are all within close vicinity. Easy links to the City Bypass and major motorway networks, west towards Edinburgh Airport and the Forth Road Bridge/Queensferry Crossing, and east towards the East Lothian countryside, beaches and golf courses. The National Cycle Path provides excellent commuter access across Edinburgh and the countryside via Routes 1 and 75, including links to The Water of Leith Walkway.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

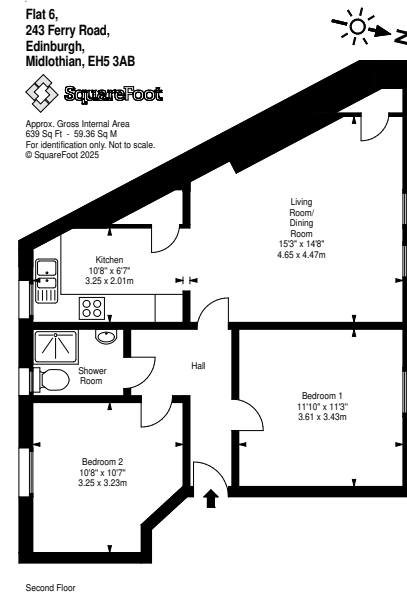
HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band C

The property has an Energy Rating Category C

Tenure Freehold



NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.