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**3f3, 35 Ferry Road**

EDINBURGH, EH6 4AD





# Leith

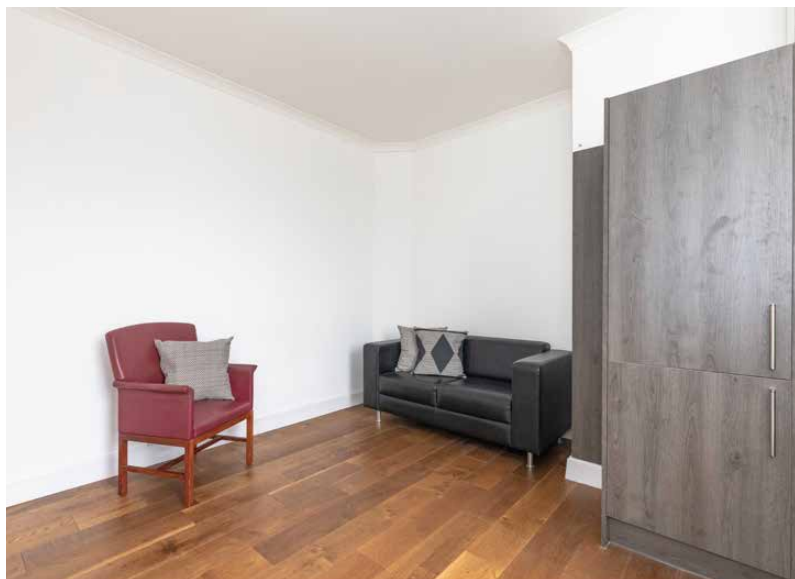
Many would consider Edinburgh's Leith area to be one of the city's best served suburban shopping centres. There is an exceptionally wide choice of shopping facilities here as well as a number of banks, building societies and a post office. A few minute's walk takes you to Ocean Terminal where further shops, restaurants, and cinema can be found. Leith is an established, independent community and is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment and a bright lively atmosphere. In addition, Leith has its own amenities with several surgeries and a choice of dentists. The Shore area of Leith, which is situated on either side of the Water of Leith as

it approaches the sea, has become a particularly fashionable area.

The cycle path runs directly behind the flat and can be accessed with 1min walk of the main door as well at the water of Leith. Leith also has its own Primary and Secondary schools, the Academy being a community high school. From here, it is also a simple matter of a short walk into the city centre, with the option of using one of the many and frequent bus services that use this route. Leith is also perfectly located for ease of travel to many parts of the city and beyond. Ferry Road gives access to the west as well as routes out to the east. In both these directions, there are direct links with the city by-pass.







# 3f3, 35 ferry Road

An excellent opportunity has arisen to acquire this third floor, one-bedroom flat, located in the popular Leith area of Edinburgh, the property would suit a first-time buyer or buy-to-let investor. Internally this accommodation is in excellent decorative order, briefly consisting of an entrance hallway, an open plan kitchen/ lounge. The double bedroom is bright and airy and will easily accommodate free-

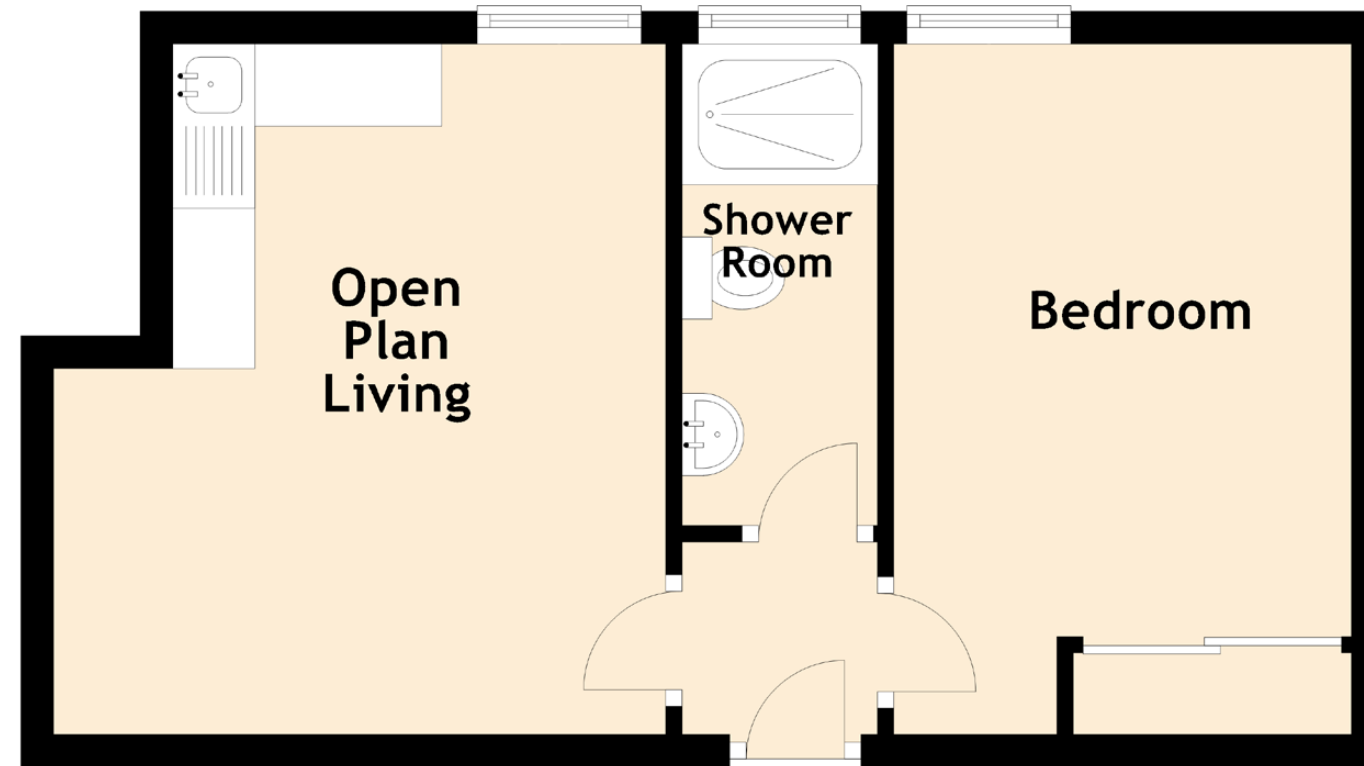
standing furniture and different furniture configurations. The room also benefits from built-in storage

The property is completed by a shower room which has been finished to an excellent standard. The property also benefits from gas central heating, double glazed window and secure door entry system. Viewing is highly recommended.





# Bedroom & Shower Room



Approximate Dimensions (Taken from the widest point)

Open Plan Living	4.20m (13'9") x 3.73m (12'3")
Bedroom	4.20m (13'9") x 2.79m (9'2")
Shower Room	2.93m (9'7") x 1.19m (3'11")

Gross internal floor area (m<sup>2</sup>): 38m<sup>2</sup>

EPC Rating: C

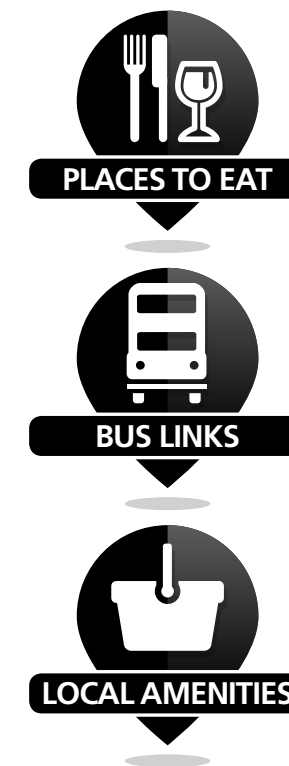


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