

22/6 Ferry Gait Crescent

EDINBURGH, EH4 4GR



Tenanted investment opportunity, a modern two-bedroom flat in Ferry Gait Crescent



0131 524 9797



www.mcewanfraserlegal.co.uk

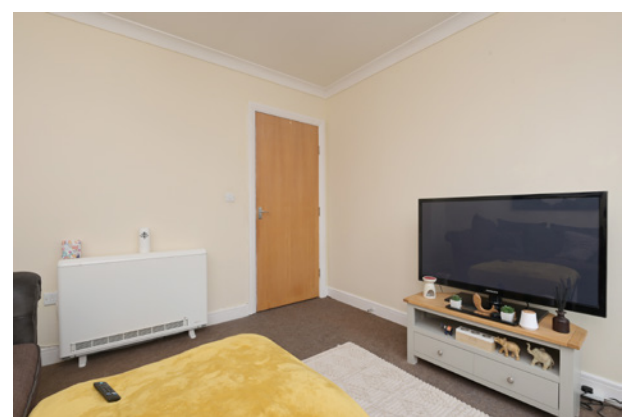


info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present to the market this well-presented two-bedroom flat, located within a modern and well-maintained development in Ferry Gait Crescent. This property is being sold with a sitting tenant in place, offering a fantastic turnkey investment opportunity for landlords seeking immediate rental income with no initial void period.

THE LIVING ROOM



The flat is bright and spacious throughout, with a well-proportioned living room that benefits from a large window, allowing natural light to flood the space.

THE KITCHEN



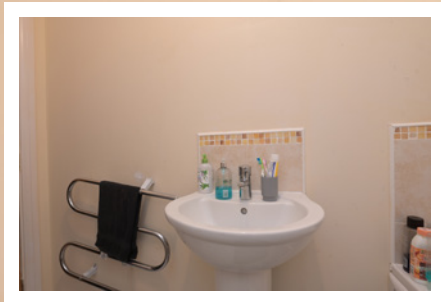
The modern kitchen is finished to a high standard and features a marble-style tiled floor, integrated induction cooker and oven, and a bright window that enhances the contemporary feel of the room.





There are two generous double bedrooms, both of which offer excellent storage through built-in wardrobes and one with an ensuite, with a sleek walk-in shower, providing flexibility and convenience for tenants. The property also benefits from a bathroom with an integrated bath and shower.

THE BATHROOM



BEDROOM 1



with a sleek walk-in shower,
providing flexibility and convenience



BEDROOM 2



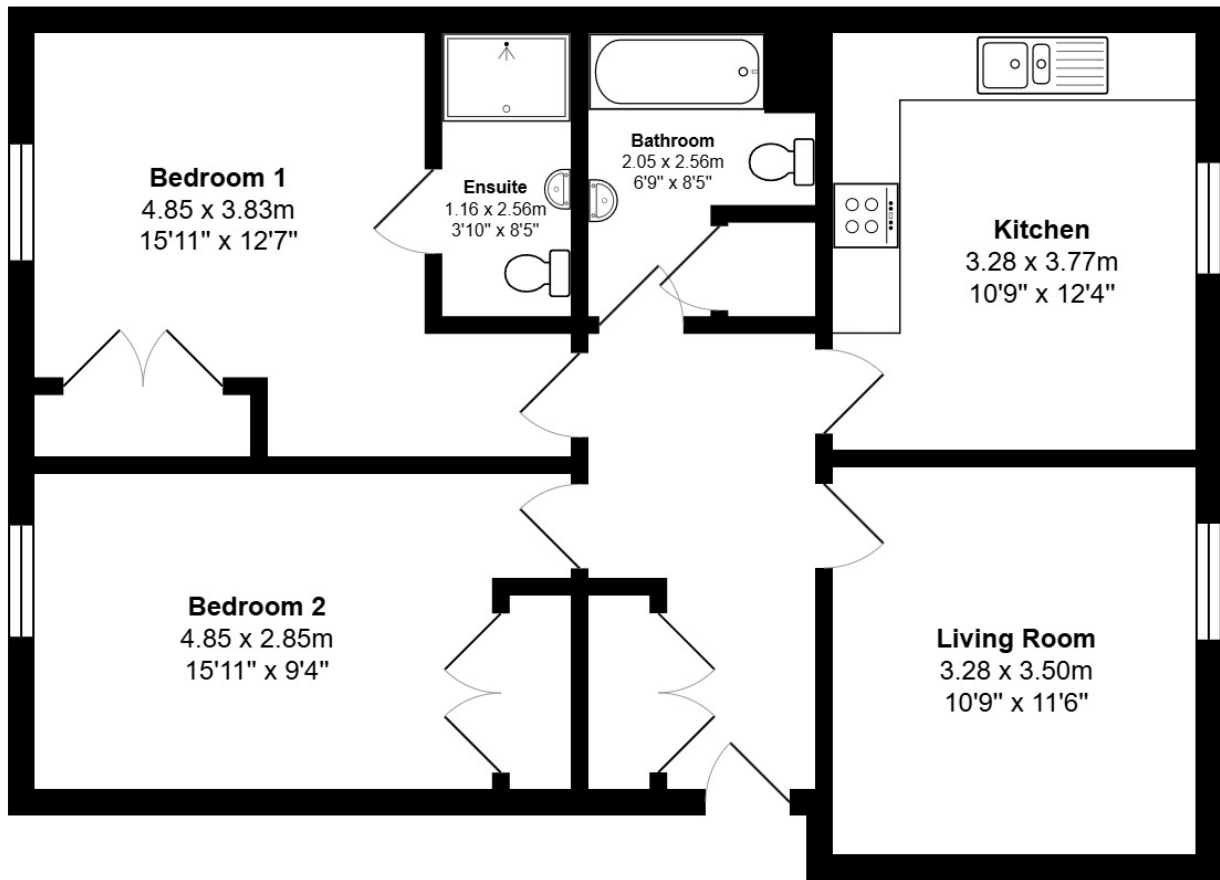
Externally, residents have access to a communal garden area, offering a pleasant outdoor space to enjoy.

With a reliable tenant already in situ, this property represents an excellent investment in a popular and well-connected location. The modern nature of the building ensures minimal maintenance, and the area continues to be in strong demand with renters, making this an ideal opportunity for those looking to expand their property portfolio or enter the buy-to-let market with confidence.

EXTERNALS

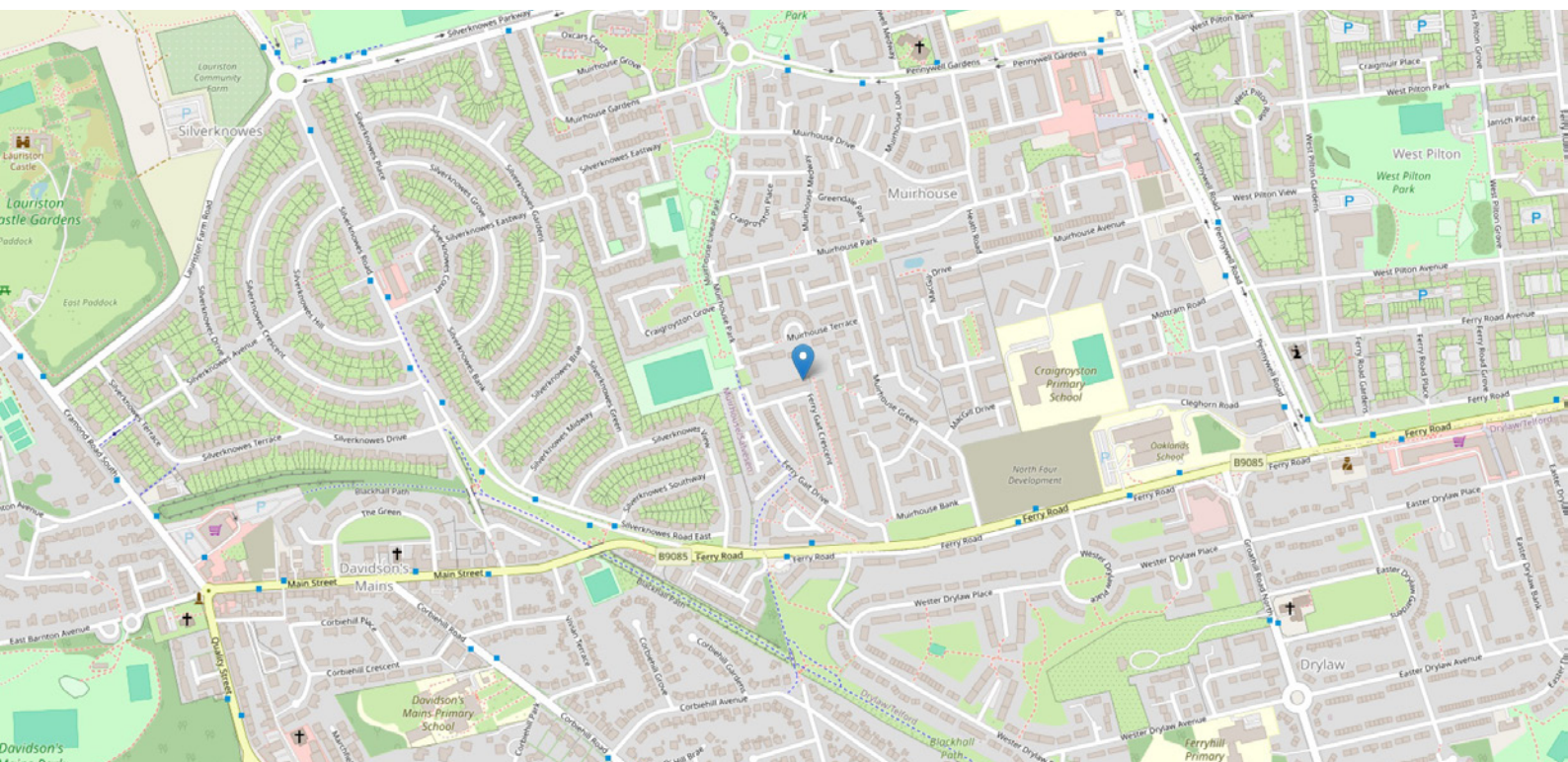


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 70m² | EPC Rating: C



THE LOCATION

The property is located in the Muirhouse area, which lies in a northwestern district of the city. The property is ideally placed for shopping, transport, educational and recreational facilities. There is an excellent bus service close at hand, which will take you on a short ten-minute journey into the city centre.





Local shopping is within walking distance, but for those whose needs are greater, a wider range of shops can be found at the city centre, which, as previously mentioned, is only a short bus or car journey away.

Local state and private schools are within walking distance, as are many fine recreational facilities within the area. The Ainslie Park recreational centre, having sports facilities and a swimming pool, is a prime example.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
ZOE CARMICHAEL
Property Transaction Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes only and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.