



*SPACIOUS FOUR-BEDROOM  
MID-TERRACED FAMILY HOME*



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McEwan Fraser Legal is delighted to present this four bedroom mid terraced family home in the heart of Edinburgh's popular residential area of Inverleith.

Inside, the property comprises of a spacious living area which offers a multitude of furniture configurations. The lounge also leads onto the conservatory which has been upgraded to be used all year round.









The fully equipped modern kitchen with integrated fan oven, induction hob and free-standing white goods. The kitchen is a welcoming, generously proportioned space.





The house has four bedrooms all of which range in size from the master bedroom with en suite shower room down to bedroom four which is a single bedroom.





**Bedroom 2**





**Bedroom 3**







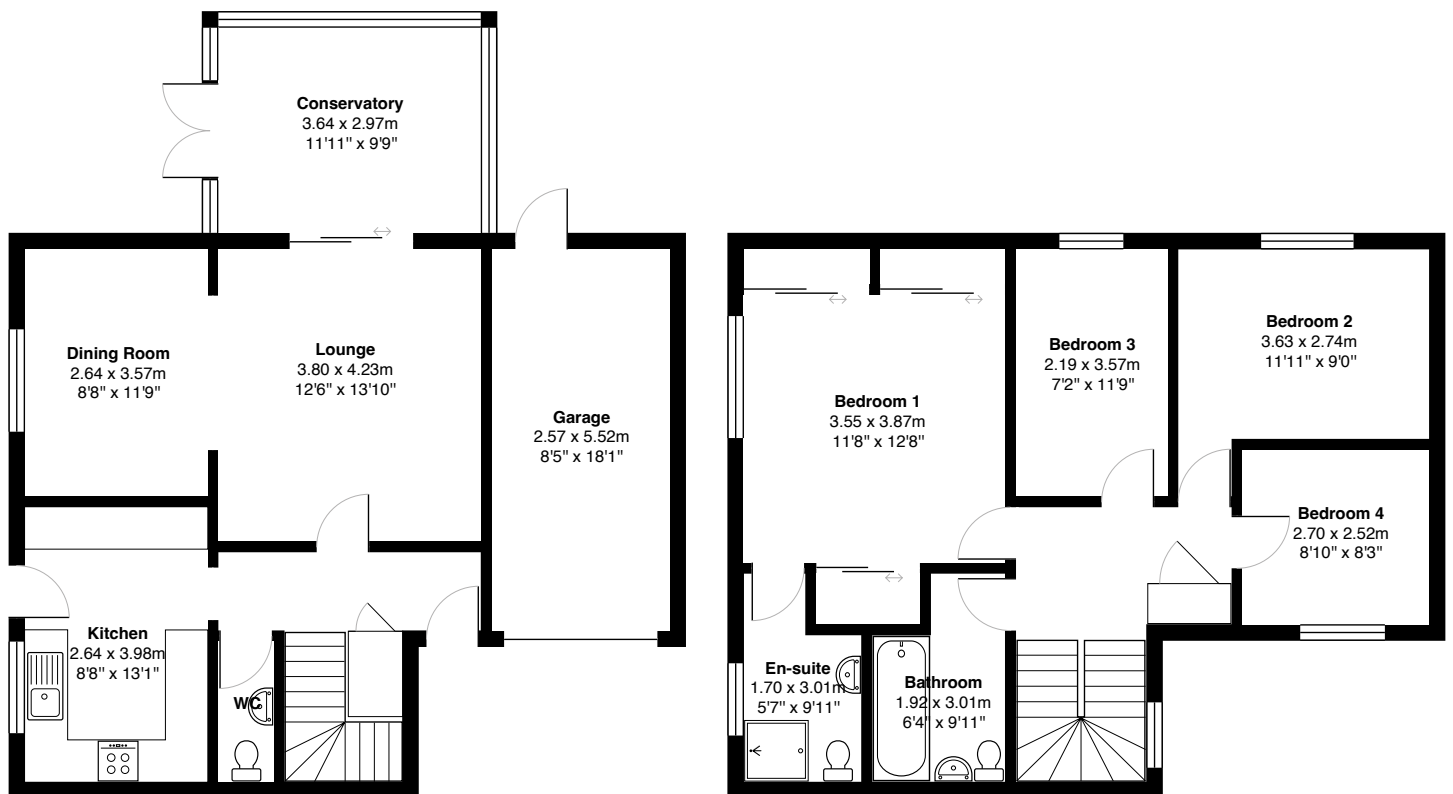
**Bedroom 4**





There is a downstairs WC, family bathroom on the first floor which has a shower over the bath and is in excellent condition and finally there is an en suite three piece shower room in the master bedroom





Gross internal floor area (m<sup>2</sup>): 122m<sup>2</sup>

EPC Rating: C





In addition to this, the property boasts a generous single garage with electric door, driveway, modern double glazing, gas central heating and solar panels on the roof, making for a warm and cost effective home, year round.



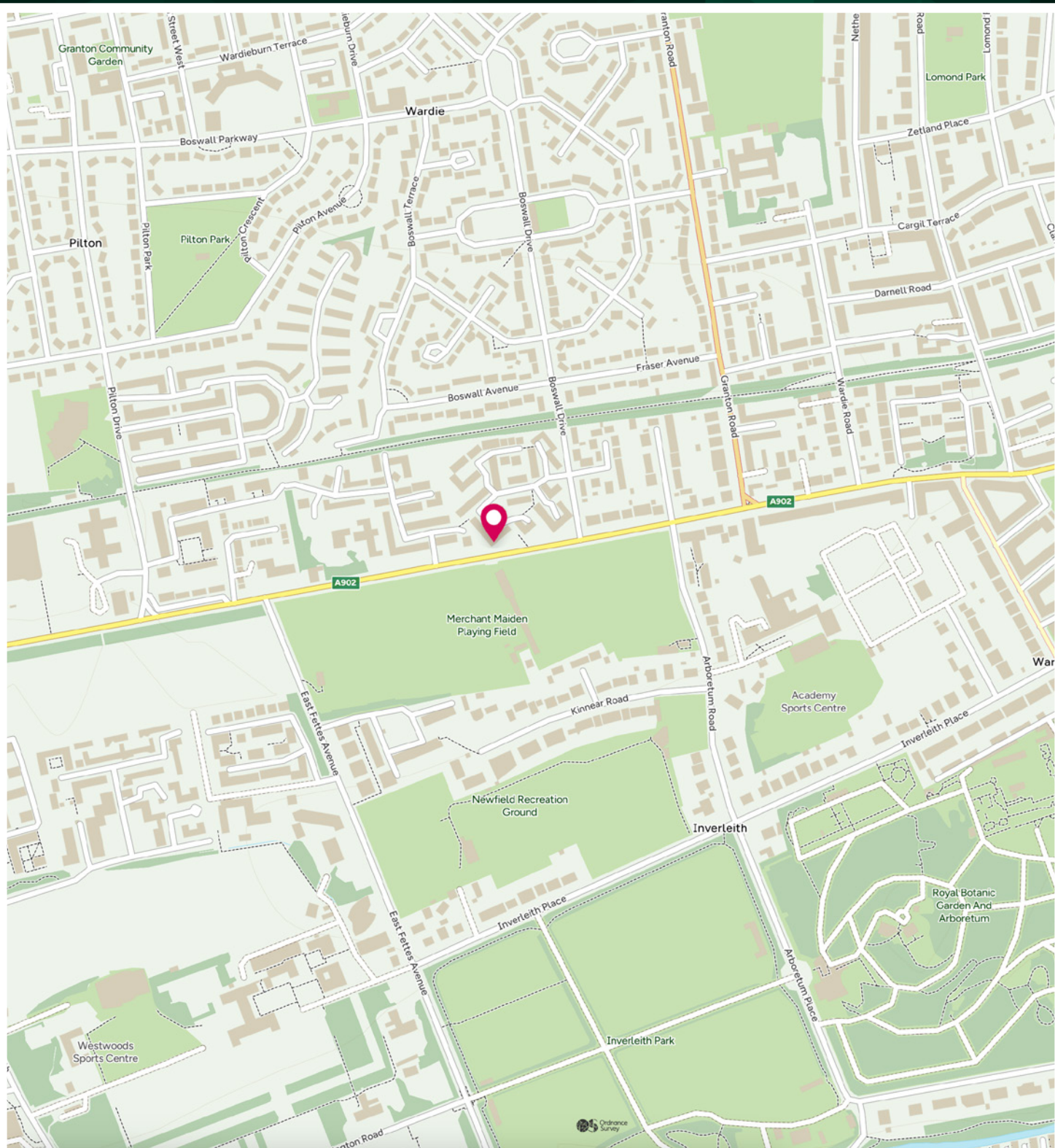




The Ferryfield development is a quiet cul de sac accessed off Ferry Road in the highly sought-after residential area of Inverleith. The area is well served by a host of excellent amenities which include a selection of everyday shops, a post office, medical centre and cafes all within easy walking distance. Regular public transport operates along Inverleith Row to the city centre and to surrounding areas.

Further amenities are available at nearby Comely Bank and Stockbridge which offers a Waitrose Supermarket. The Royal Botanic Gardens, Water of Leith and Inverleith Park are also close by and offer many pleasant walks.

## The Location



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