




McEwan Fraser Legal

Solicitors & Estate Agents

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156/1 Ferry Road

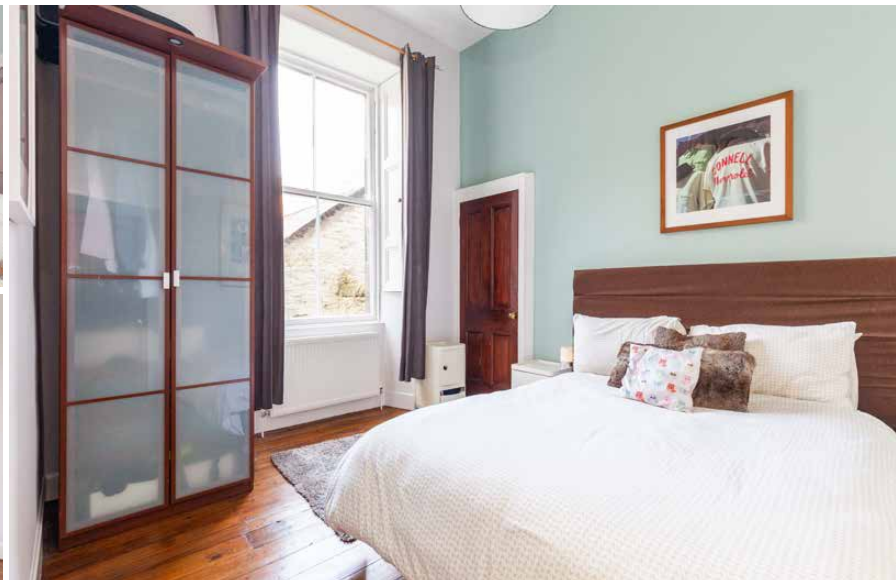
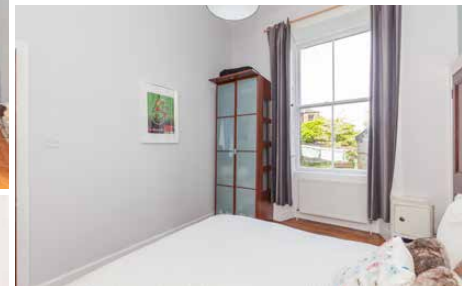
EDINBURGH, EH6 4NX

156/1 FERRY ROAD

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This traditional tenement flat is located on Ferry Road in the popular residential area of Trinity, situated to the north of Edinburgh city centre. The area comprises a wide variety of property styles, including many stone built tenement properties built around the turn of the century and detached villas. A few moments away is the Shore, this is Leith's waterfront that provides a host of café's galleries and Michelin starred restaurants. Each year the Leith Arts Festival provides a vibrant mixture of art and music from around the world. If this isn't enough, there is also a local Asda store and even Ocean Terminal Shopping Centre to accommodate a vast variety of shopping needs. A number of open-air recreational facilities are within easy reach of the area. The Royal Botanic Gardens, Victoria Park and the picturesque village and harbour of Newhaven always provide pleasant destinations for an afternoon walk. In the warmer months, Portobello and Crammond beaches are also within easy reach of this location. Regular bus services run to and from the city centre and surrounding areas. There are numerous cycle paths within close proximity, which means you can be in town in fifteen minutes and have unlimited access to the rest of the city. For journey's further afield, Ferry Road gives swift access to exit the city on the west whilst Seafield Road leads out to the east. In both these directions, there are ultimately links with the city by-pass and motorways.

McEwan Fraser Legal are delighted to bring to the open market this two bedroom ground floor flat. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. On entering the home through the hallway, it is immediately apparent that the current owners have looked after this family home, which is fit for today's modern living. Room usage throughout can be adapted to meet individual purchasers. In more detail, the property consists of a welcoming hallway with ample storage. The bright and airy lounge allows for free standing furniture and different configurations. The kitchen comes with floor to ceiling units, hob, hood, oven, space for fridge freezer and washing machine. There are two bright and airy bedrooms, both allowing for free standing furniture and different configurations. The bathroom completes the property internally with rain shower over bath, wash hand basin and W/C. The bathroom also benefits from underfloor heating. Externally there is a communal garden to the back with a store and communal shed. The property also benefits from sash and case windows and gas central heating. Early viewing is highly recommended.



SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

Living Room 4.20m (13'9") x 3.75m (12'4")

Kitchen 3.13m (10'3") x 1.64m (5'5")

Bedroom 1 3.78m (12'5") x 3.13m (10'3")

Bedroom 2 2.77m (9'1") x 2.04m (6'8")

Bathroom 2.22m (7'3") x 1.79m (5'10")

Gross internal floor area (m²): 63m²

EPC Rating: C

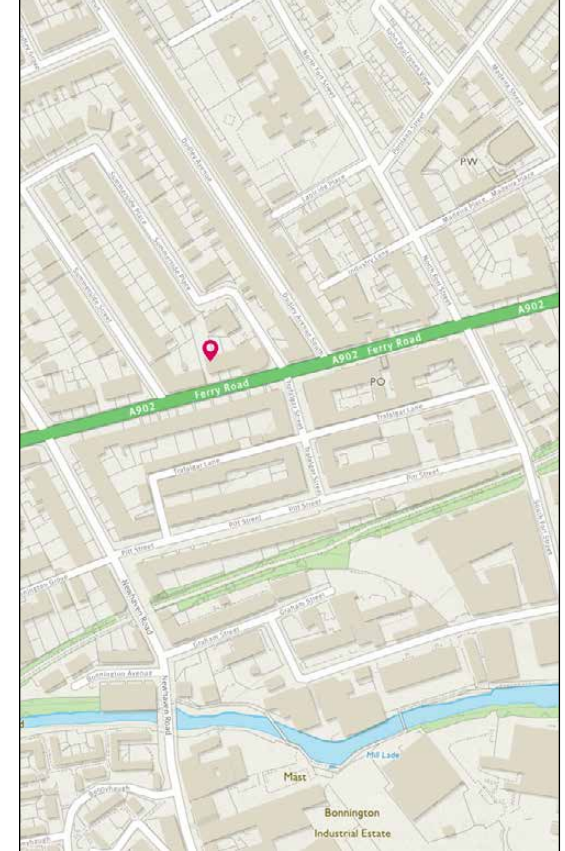
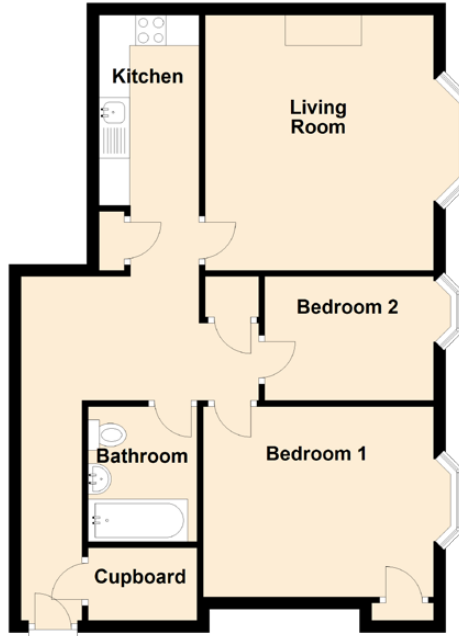


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Part
Exchange
Available

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Text and description
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Surveyor



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Photographer



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