

41 Ferry Road 4F2

LEITH, EDINBURGH, EH6 4AF



A south-facing, top-floor, one-bedroom tenement flat at the rear of the block offers good levels of daylight and a fine open view of the city's skyline.



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McEwan Fraser Legal is delighted to present to the market this south-facing, top-floor, one-bedroom tenement flat of good proportions.

THE LIVING ROOM



The living room has exposed wooden floorboards, a good-sized double-glazed window, three double power points, TV and phone connections. (The futon sofa bed can be left for the use of the new owner if wanted).

THE KITCHEN



In a tenement flat of this size, a separate kitchen is unusual. Base and wall-mounted units combine with an integrated gas hob and electric oven. The white goods are included in the sale.





The central hallway gives access to a storage space and a WC.

THE WC



THE BEDROOM



The bedroom is a well-proportioned double with plenty of space for a full suite of free-standing bedroom furniture. The bedroom gives access to an en-suite shower room with a Velux window.

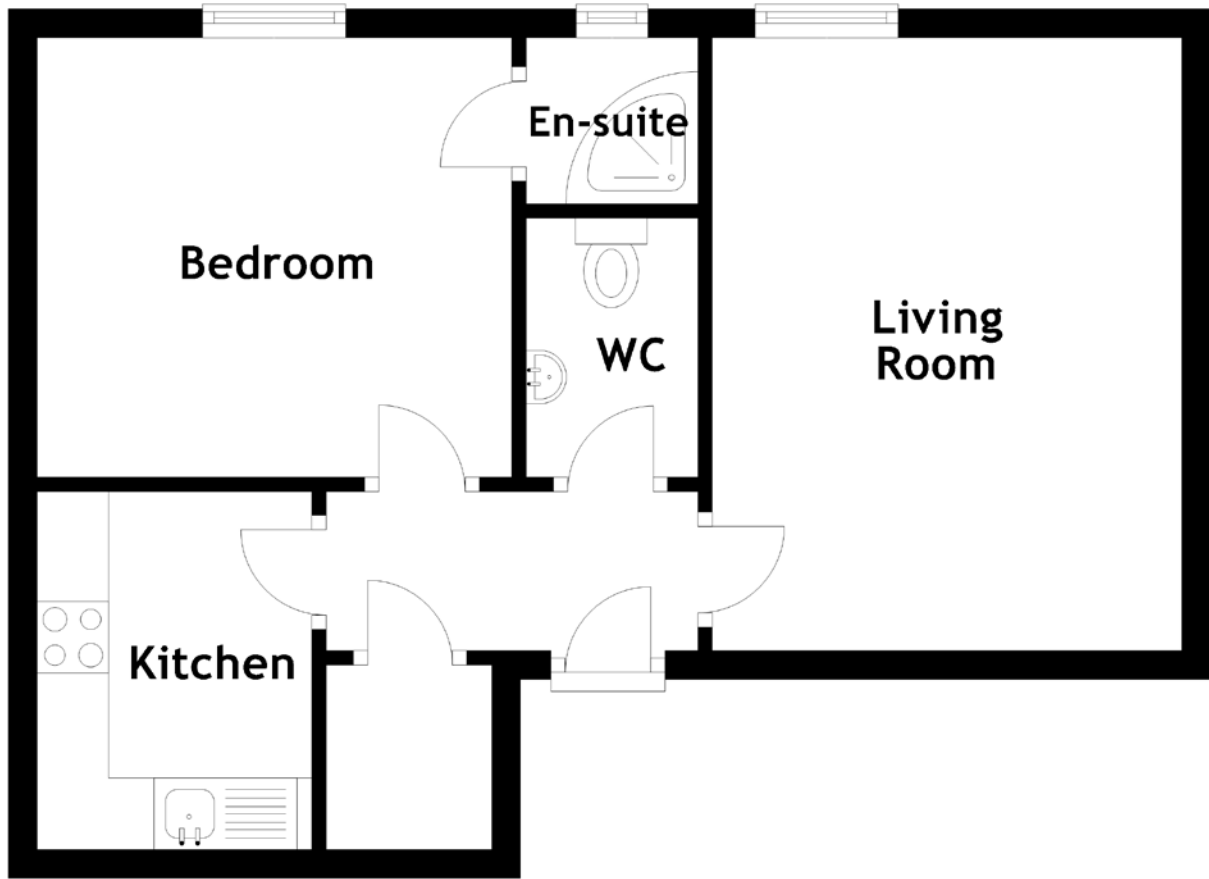
All rooms contain a top-of-the range smoke alarm (heat alarm in kitchen) installed in December 2023; 10-year lifespan.



EXTERNALS & VIEWS



FLOOR PLAN, DIMENSIONS & MAP

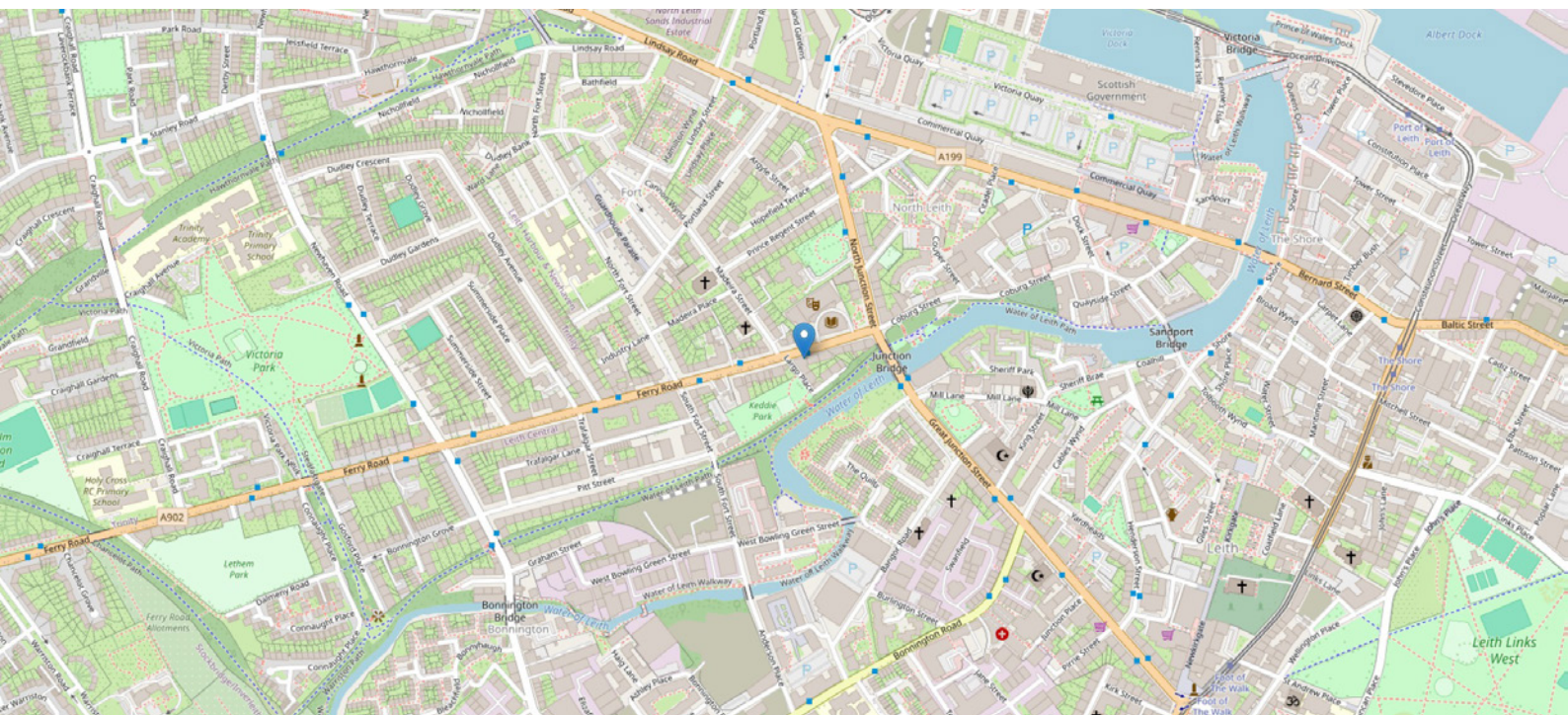


Approximate Dimensions (Taken from the widest point)

Living Room 4.28m (14'1") x 3.28m (10'9")
 Kitchen 2.50m (8'2") x 1.92m (6'4")
 WC 1.66m (5'5") x 1.20m (3'11")

Bedroom 3.32m (10'11") x 3.07m (10'1")
 En-suite 1.20m (3'11") x 1.16m (3'10")

Gross internal floor area (m²): 39m²
 EPC Rating: E



THE LOCATION

The vibrant and cosmopolitan area of Leith voted as one of the best places to live by The Times in 2019, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafés, delis, and coffee bars. Leith benefits from an excellent public transport system with 24-hour buses and the newly completed tramline with a stop just a few minutes from the apartment, which connects Leith to the city and Edinburgh International Airport.





The area enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the newly reopened Leith Theatre. It offers an outstanding range of retailers, from independent shops to supermarkets. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market, whilst the nearby Ocean Terminal shopping centre is home to a range of High Street shops, a multiscreen cinema, a gym, and restaurants. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green spaces of Leith Links, which is home to Leith Links Tennis and Bowling Club. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym, whilst neighbouring Newhaven is the home of Alien Rock, a large indoor climbing arena



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