

506 Ferry Road

EDINBURGH, EH5 2DJ



SPACIOUS 3 BED DOUBLE UPPER LOCATED IN
THE POPULAR FETTES AREA OF EDINBURGH



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal is delighted to present this 3 bedroom double upper flat in the hugely desired Fettes area. The property is in walk-in condition and would make a fantastic property for first-time buyers, investors and families alike.

The main door entrance up a private stairwell brings you to the hallway of this property and the modern kitchen immediately to your left. The kitchen benefits from a gas hob, spacious work surfaces and views overlooking the garden to the rear. Across the hall you will find the entrance to the capacious living area, boasting a gorgeous bay window looking over Ferry Road, along with plenty of storage space, with a cupboard to the side.

The first of two three piece bathrooms suites is found next, before leading into the first of the three double bedrooms. A dining room is then found with stairs leading up to the second floor. This room provides plenty of space to entertain guests.



the lounge





bedroom 3







dining room





Moving upstairs, you will find the other two bedrooms and a shower room. Both bedrooms benefit from excellent views and storage space throughout. Bedroom two could make a perfect working-from-home space if you require it as so many do.





bedroom 1



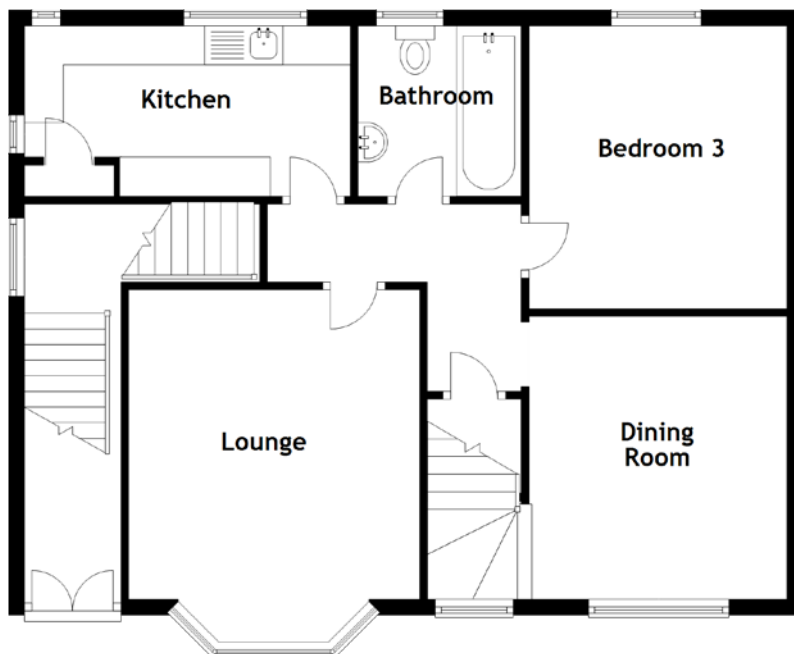


bedroom 2





[CLICK HERE FOR VIRTUAL TOUR](#)



Approximate Dimensions

(Taken from the widest point)

Lounge	4.75m (15'7") x 3.72m (12'2")	Bathroom	2.18m (7'2") x 2.08m (6'10")
Dining Room	3.62m (11'10") x 3.30m (10'10")	Shower Room	2.29m (7'6") x 1.75m (5'9")
Kitchen	4.17m (13'8") x 2.18m (7'2")		
Bedroom 1	3.85m (12'8") x 3.06m (10')	Gross internal floor area (m ²): 100m ²	
Bedroom 2	2.90m (9'6") x 2.87m (9'5")	EPC Rating: E	
Bedroom 3	3.62m (11'11") x 3.30m (10'10")		

In addition to this, the property includes a large garden to the rear of the property which captures the sun all day. To the front of the property is driveway space for two cars.

This is a rare opportunity to acquire a central flat in a fantastic location. Early viewing is recommended as this property will not be around for long!





The property is located in Fettes, which lies in a North Western district of the city. The property is ideally placed for the Royal Botanic Gardens, Inverleith Park, shopping, transport, educational and recreational facilities.

Local shopping is within walking distance in Stockbridge where you have Waitrose supermarket, 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. The property falls within the catchment area for Wardie Primary School and Trinity Academy.

There is an excellent bus service close to hand, which will take you the short 10 minute journey into the city centre.

The Location

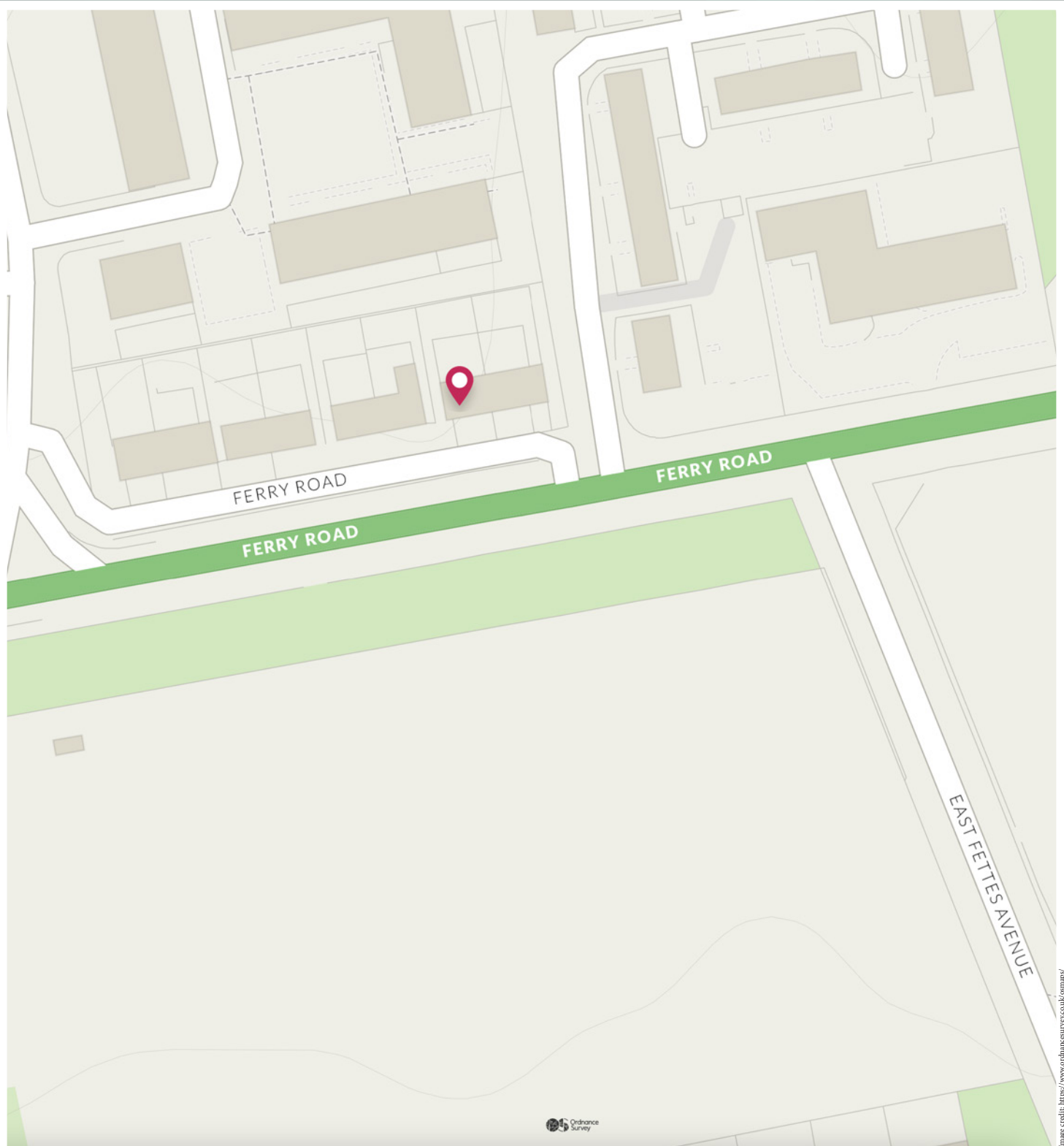


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
ANDREW DARCY
Surveyor



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
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 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.