

Flat 5, 128 Ferry Road

TRINITY, EDINBURGH, EH6 4PG



This lovely two-bedroom flat is presented in good order and enjoys a bright dual-aspect position in a traditional tenement building



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McEwan Fraser is delighted to present this lovely two-bedroom flat to the market. The property is presented in good order and enjoys a bright dual-aspect position in a traditional tenement building. The property has retained many original period features including ornate cornices, several working shutters, and a gorgeous fireplace amongst others. Internal accommodation includes a generous living room, two well-proportioned bedrooms which are shown with king-size beds, and a dining kitchen. Further benefits include gas central heating, double glazing, a communal garden, and a large insulated loft space.

THE LIVING ROOM

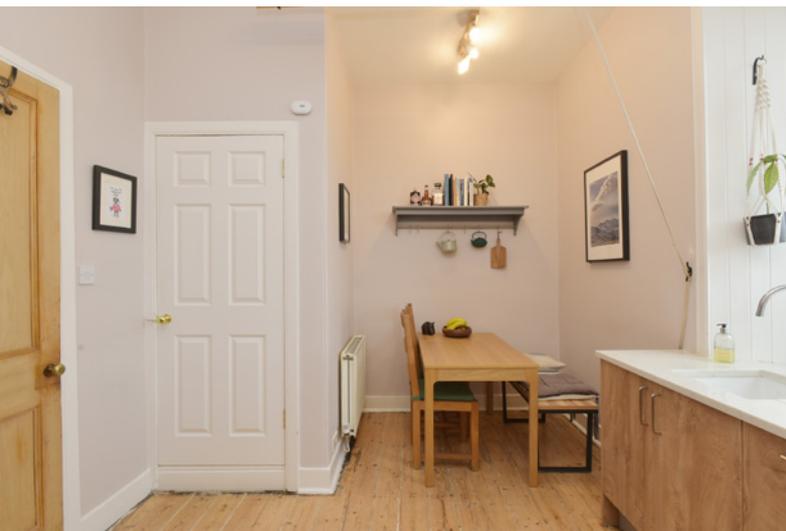


Accommodation is focused on a generous living room that is neutrally decorated and enjoys real character. With windows to the south and southeast, the room is flooded with natural light and there are a host of traditional features. An original fireplace creates a lovely natural focal point and there is plenty of space for a new owner to create their ideal entertaining space. The working shutters do such an effective job that the owners have installed a shelf for a projector which allows the living room to double as a cinema room.

THE KITCHEN



A lovely contemporary kitchen overlooks the rear garden and has views beyond all the way to Fife. There is a generous range of base and wall-mounted units set against a tiled splashback and topped with solid quartz work surfaces. Gas hob, electric oven, and dishwasher are integrated, space is provided for further freestanding appliances, and there is a traditional laundry pulley. To one side there is space for a dining table and an integrated larder.





Bedroom one is a generous double with neutral décor, exposed wooden floorboards, period coving, working shutters, and plenty of space for a full suite of bedroom furniture. Bedroom two is a further well-proportioned bedroom that has similar features and décor. The second bedroom is spacious enough to have a double bed for guests and a full-size desk for home working.

Accommodation is completed by a modern shower room that has been recently refitted to an exacting standard. It is fully tiled and finished as a wet room.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2

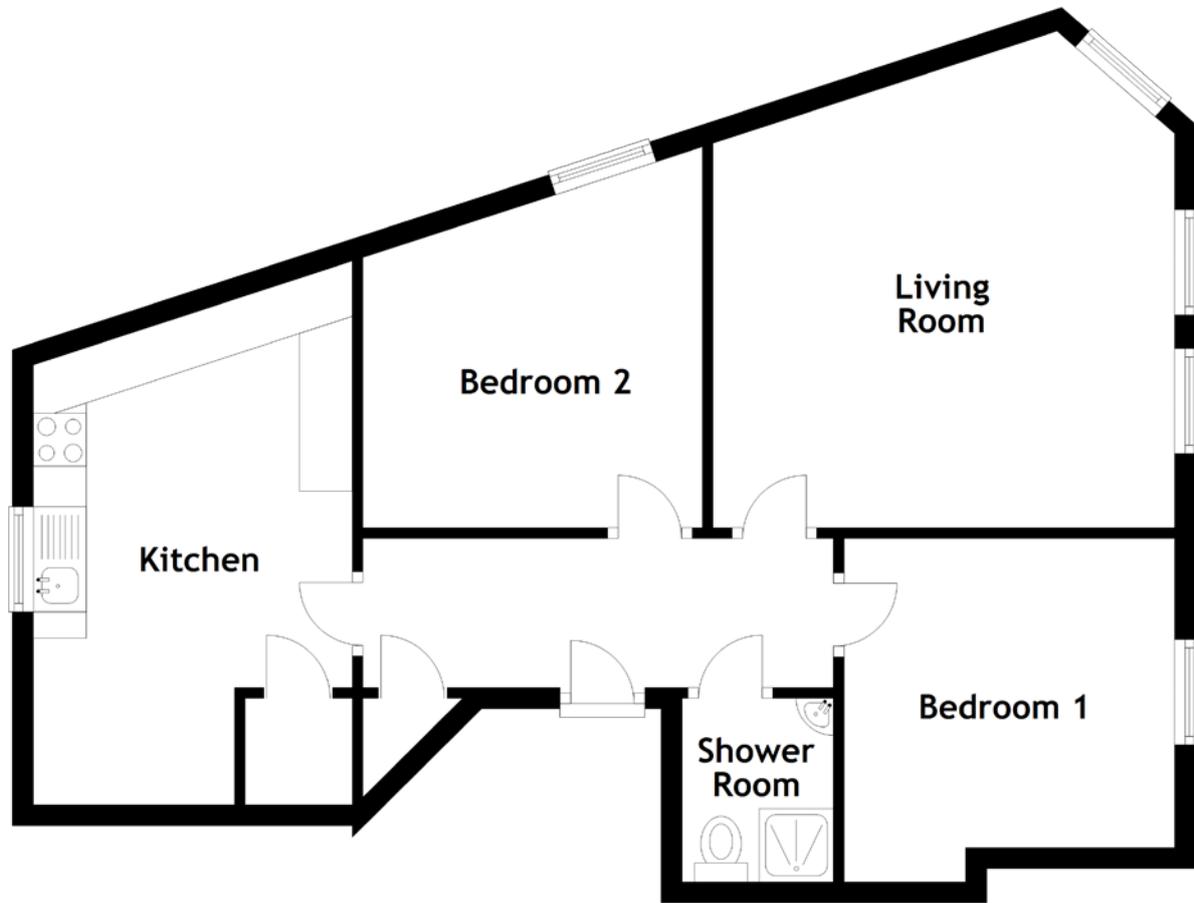


This is a charming property that must be seen to be fully appreciated.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

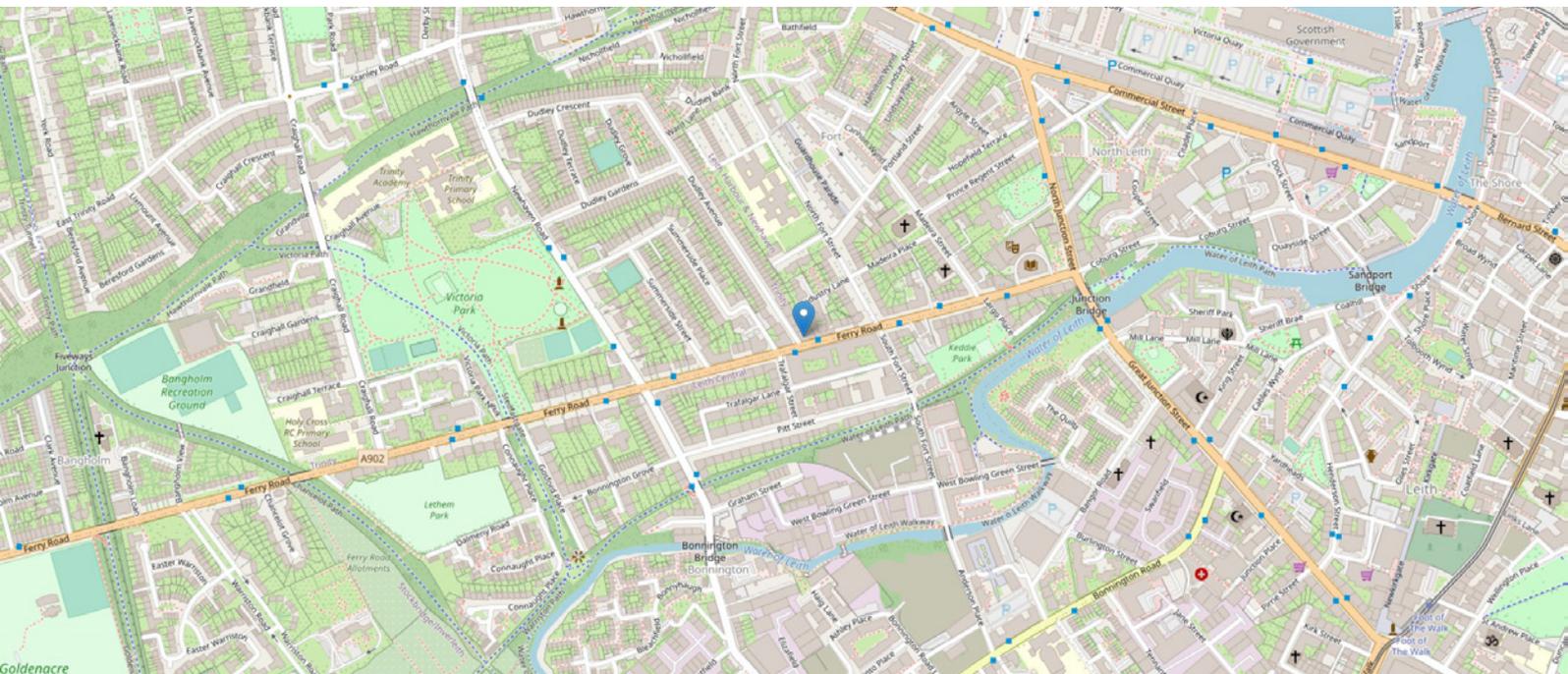


Approximate Dimensions (Taken from the widest point)

Living Room 4.73m (15'6") x 4.36m (14'4")
 Kitchen 4.85m (15'11") x 3.01m (9'11")
 Bedroom 1 3.27m (10'9") x 3.12m (10'3")

Bedroom 2 3.66m (12') x 3.21m (10'6")
 Shower Room 1.75m (5'9") x 1.43m (4'8")

Gross internal floor area (m²): 65m²
 EPC Rating: D



THE LOCATION

The property is positioned on Ferry Road on the borders of Trinity and Leith, two of the most popular residential areas in Edinburgh. The area is well served by a range of amenities nearby including the cosmopolitan areas of The Shore and Newhaven Harbour where you will find an abundance of award-winning restaurants, bars and bistros as well as independent retailers.





Ocean Terminal Shopping Centre provides a vast array of shops including a Marks and Spencer Food hall, restaurants, a multi-screen cinema and a gym. Further recreational facilities are provided by David Lloyd's Sports Centre, alongside a 24-hour Asda both of which are within easy reach. The Water of Leith Walkway and Forth waterfront provide pleasant walks, and there is easy access to an extensive network of cycle paths from many locations in the vicinity. This property is in close proximity to Victoria Park, which features tennis courts, basketball courts and a children's play park. Inverleith Park and The Royal Botanical Gardens are also located close by. The city centre is easily accessible as the area is well served by frequent public transport links including the new extension to the tramline which runs to Newhaven.



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