

1/3 Ferry Road Place

EDINBURGH, EH4 4AX



*Bright and spacious top-floor three-bedroom flat
with excellent storage and natural light*



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Flat 3, 1 Ferry Road Place is a spacious and well-presented top-floor apartment offering bright and comfortable accommodation throughout. The property welcomes you with a freshly updated entrance hallway featuring new flooring, creating a modern and inviting first impression.

THE LIVING ROOM



The bright and airy living room provides an ideal setting for relaxing or entertaining, with attractive wall shelving and expansive windows creating a warm and welcoming atmosphere. The living area flows seamlessly through to the kitchen, which is well-equipped with ample storage, an integrated cooker, gas hob, and stylish tiled splashbacks.

THE KITCHEN





The flat boasts three generously sized bedrooms, including a superb principal bedroom complete with fitted wardrobes. Large windows throughout the property allow an abundance of natural light to flood the rooms, enhancing the sense of space.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



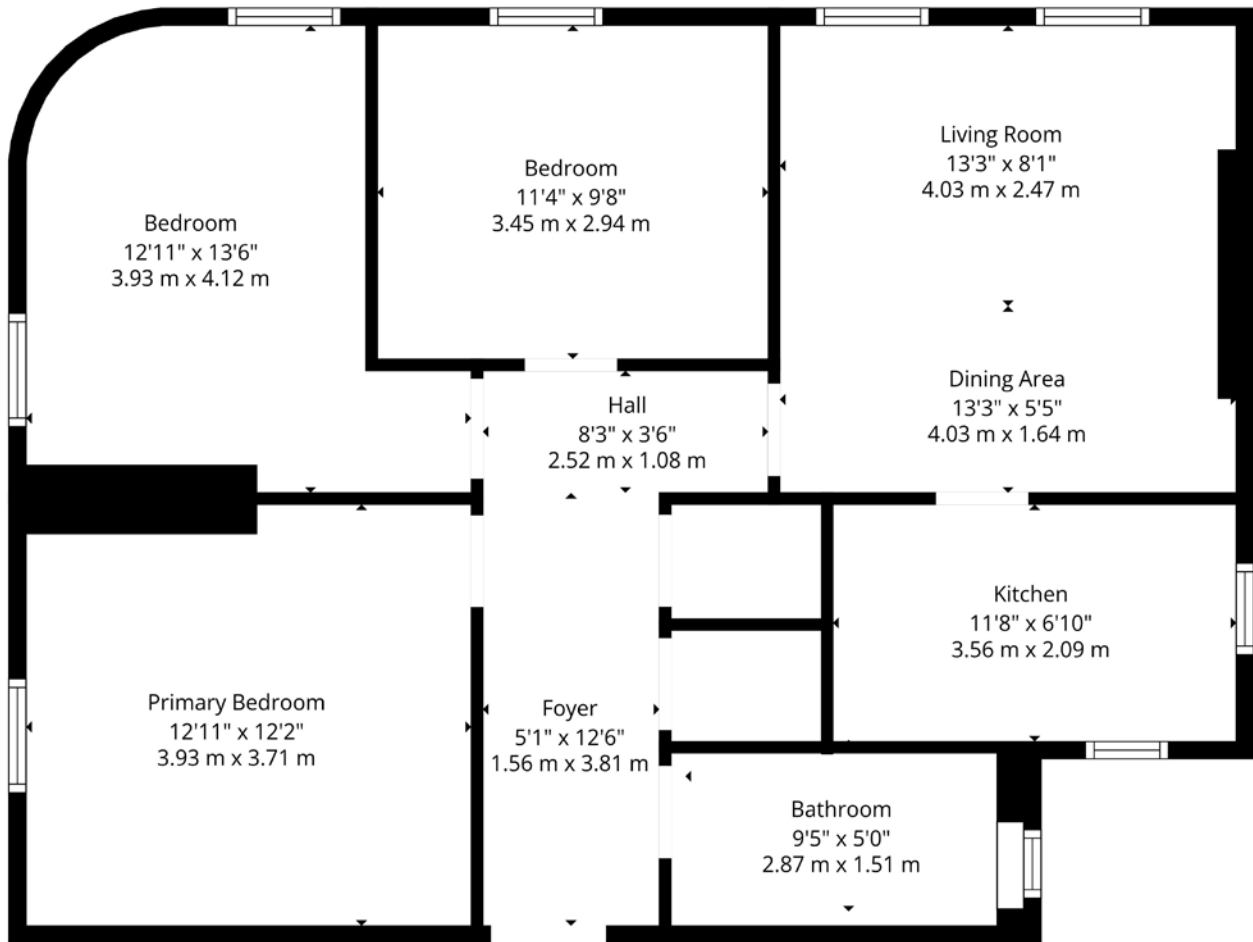
Further benefits include excellent storage space within the hallway, a neatly maintained communal entrance, and access to a communal garden area for residents to enjoy.

Combining spacious interiors, excellent natural light, and a convenient layout, this attractive home is ideal for a range of buyers seeking comfortable living in a well-maintained setting.

EXTERNALS

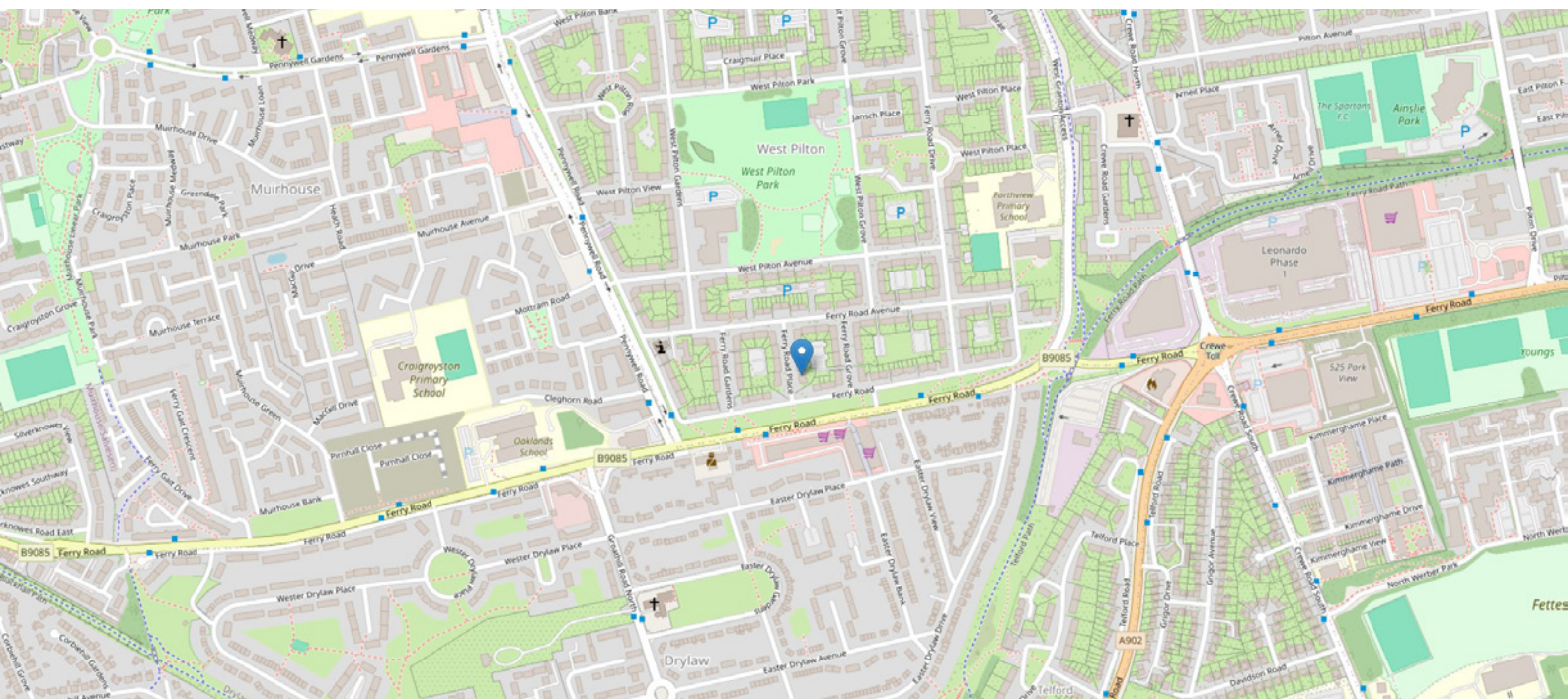


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 81m² | EPC Rating: C



THE LOCATION

Situated within the popular Ferry Road area of Edinburgh, Flat 3, 1 Ferry Road Place enjoys a fantastic location with excellent local amenities and convenient transport links close at hand. The property is ideally positioned for easy access to Edinburgh's city centre, while also benefiting from a variety of nearby shops, cafés, supermarkets, and leisure facilities.





Residents can enjoy scenic walks and outdoor space at nearby Inverleith Park and the Royal Botanic Garden Edinburgh, while the vibrant areas of Stockbridge and Leith are just a short distance away, offering an excellent selection of restaurants, bars, and independent retailers.

The area is well-served by regular public transport routes, making commuting throughout Edinburgh straightforward, and there is also easy access to major road networks, including the City Bypass and Queensferry Crossing. Combining convenience, connectivity, and a strong range of local amenities, this is an excellent location for professionals, first-time buyers, and investors alike.



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